

# SAN ANTONIO PLANNING COMMISSION AGENDA



March 26, 2008



2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Dr. Francine S. Romero, *Chair Pro-Tem*

Amelia Hartman

Jose R. Limon

John Friesenhahn

Ivy R. Taylor

Dr. Sherry Chao-Hrenek

Stephanie James

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

Please note that Citizens Comments are limited to three (3) minutes per person  
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

## 5. PUBLIC HEARINGS

### PLANNED UNIT DEVELOPMENT (PUD) PLANS:

Council      Ferguson  
District      Index #

- |                  |  |            |                |
|------------------|--|------------|----------------|
| <b>A. 07-009</b> | <b>Ridge Creek</b>   | <b>OCL</b> | <b>447 C-5</b> |
|                  | (Near the intersection of IH-10 and Old Fredericksburg Road)   |            |                |
| <b>B. 08-005</b> | <b>Hilltops at the Dominion, Phase I</b>                       | <b>8</b>   | <b>480 C-6</b> |
|                  | (North of the intersection of Brenthurst Lane and Tejas Trail) |            |                |

## **CONSENT AGENDA**

**NOTICE TO THE PUBLIC:** All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

### **PUBLIC HEARINGS FOR ITEMS 6-7 HELD ABOVE:**

- |           |               |  |            |                |
|-----------|---------------|--|------------|----------------|
| <b>6.</b> | <b>07-009</b> | <b>Ridge Creek</b><br>(Near the intersection of IH-10 and Old Fredericksburg Road)                         | <b>OCL</b> | <b>447 C-5</b> |
| <b>7.</b> | <b>08-005</b> | <b>Hilltops at the Dominion, Phase I</b><br>(North of the intersection of Brenthurst Lane and Tejas Trail) | <b>8</b>   | <b>480 C-6</b> |

### **PLATS:**

- |            |               |  |            |                |
|------------|---------------|--|------------|----------------|
| <b>8.</b>  | <b>060818</b> | <b>Cresta Bella</b><br>(On the west side of IH-10 west, north of Camp Bullis Road)           | <b>8</b>   | <b>479 E-7</b> |
| <b>9.</b>  | <b>060820</b> | <b>Two Creeks Unit 5 PUD</b><br>(On the northside of Fireside Creek at Two Creeks)           | <b>OCL</b> | <b>479 C-1</b> |
| <b>10.</b> | <b>070186</b> | <b>JMS-281 Commercial A</b><br>(On the southeast corner of Stone Oak Parkway and US Hwy 281) | <b>9</b>   | <b>483 D-5</b> |
| <b>11.</b> | <b>070208</b> | <b>Two Creeks Unit 7 PUD</b><br>(On the northside of Fireside Creek at Two Creeks)           | <b>OCL</b> | <b>479 C-1</b> |
| <b>12.</b> | <b>070524</b> | <b>The Bluffs of Lost Creek Unit 5B</b><br>(West of Ralph Fair Road, south of Old Paseo Way) | <b>OCL</b> | <b>447 E-4</b> |
| <b>13.</b> | <b>070655</b> | <b>Two Creeks Unit 9 PUD</b><br>(On the northside of Fireside Creek at Two Creeks)           | <b>OCL</b> | <b>479 C-1</b> |

### **LAND TRANSACTIONS:**

- |            |                      |  |
|------------|----------------------|--|
| <b>14.</b> | <b>S.P. No. 1331</b> | Request for a License Agreement to install fiber cable over and across W. Rampart Street. (Capital Improvements Management Services Department, by Oscar Serrano, Real Estate Manager) |
|------------|----------------------|--|

15. **S.P. No. 1339** Request for a permanent sanitary sewer easement within City owned property off Culebra Road. (Capital Improvements Management Services Department, by Oscar Serrano, Real Estate Manager)
  16. **S.P. No. 1342** Request to declare as surplus and sell a tract of City-owned real property located at 214 Thelka Street (Capital Improvements Management Services Department, by Oscar Serrano, Real Estate Manager)
  17. **S.P. No. 1361** Request for an easement for a new sewer line in NCB 14945. (Capital Improvements Management Services Department, by Oscar Serrano, Real Estate Manager)
- 

## **INDIVIDUAL CONSIDERATION**

### **ALTERNATIVE PEDESTRIAN PLAN and PLAT:**

18. **APP 08-001 Campanas (Enclave)** **OCL 484 D-4**  
(West of the intersection of Cibolo Canyon Blvd. and Resort Parkway)
19. **070501 Campanas, Phase I (Enclave)** **OCL 484 D-4**  
(West of the intersection of Cibolo Canyon Blvd. and Resort Parkway)

### **ALTERNATIVE PEDESTRIAN PLAN:**

20. **APP 08-002 Willis Ranch (Enclave)** **OCL 451 D-3**  
(Northwest corner of Borgfeld Drive and Bulverde Road)

### **VARIANCES:**

21. **070341 VKB Partners (Substandard Streets)** **1 616 D-6**  
(On the east side of S. Laredo Street, north of Camp Street)
22. **080051 Westover Medical Park (Lot Frontage)** **6 612 E-1**  
(East of the intersection of S H 151 and Military Drive West)
23. **FPV 08-001 Potranco Market (100-year Floodplain/1/9/08 PC Mtg)** **4 612 A-5**  
(325 West Loop 1604)
24. **FPV 08-002 Potranco Market (100-year Floodplain/1/9/08 PC Mtg)** **4 612 A-5**  
(325 West Loop 1604)

**OTHER ITEMS:**

- 25. Approval of the minutes for the March 12, 2008 Planning Commission meeting
- 26. Director's report
- 27. Questions and discussion
- 28. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
- 29. **ADJOURMENT**



**PLANNING COMMISSION**  
**PLANNED UNIT DEVELOPMENT**  
**AGENDA ITEM NO: 5A26 March 26, 2008**

RIDGE CREEK  
**PUD PLAN NAME**

07-009  
**PLAN#**

**COUNCIL DISTRICT:** Outside San Antonio City Limits  
**FERGUSON MAP GRID** 447 C-5  
**OWNER:** IH-10 Partners, LTD., by Lloyd T. Booth  
**ENGINEER:** Pape-Dawson, by Caleb Chance, P.E.  
**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Location:** Near the intersection of IH-10 and Old Fredericksburg Road.

**Land Use:** PUD, Planned Unit Development  
Outside San Antonio City Limits

**Plan is associated with:** Pfeiffer MDP # 013-06, accepted August 28, 2006.

---

**APPLICANT'S PROPOSAL:**

- To plan 206 single-family lots at a density of 1.47 units per acre and 2.18 acres for commercial use.
- The subject property is located outside the City Limits.
- Open space ratio of 79.63%.
- With a connectivity ratio of 1.31.
- The Plan is not within 200 ft. of a Neighborhood Association, also is not within a Neighborhood, Community, or Perimeter Plan.

**CONDITIONS:**

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(I)

**DSD – Traffic Impact Analysis & Streets** recommends approval with the following conditions:

- All access driveways shall provided clear sight distance along IH-10 Frontage Road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distances areas.
- The developer shall be responsible for providing right-turn deceleration lanes with storage lengths and bay taper in all the driveway access point approved by TX DOT as it relates to the submitted TIA traffic counts, Unified Development Code (UDC) – 35-502(a)(7), subsection C.
- The main point of access for this development shall be a collector road with 70 feet of right of way.
- The schematic gate detail shall provide for 24 feet of median width at the gated entry.

Note: Texas Department of Transportation (TX DOT) will determine access points along frontage road.

**Bexar County** recommends approval with the following conditions:

- A right-turn deceleration lane at the site's main entrance on IH-10 frontage road as shown on plans per the specifications and approval of the Texas Department of Transportation.
- Secondary access must be finalized prior to approval of Unit 2 which will exceed 125 dwelling units as per UDC 35-506(e)(7).

**STAFF RECOMMENDATION:**

**Staff recommends approval with the aforementioned conditions.**



**PLANNING COMMISSION  
PLANNED UNIT DEVELOPMENT**

AGENDA ITEM NO: 5627 March 26, 2008

HILLTOPS AT THE DOMINION, PHASE I  
PUD PLAN NAME

08-005  
PLAN #

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 480 C-6

**OWNER:** Intco Development of Texas, Inc., by Thomas K. Gidley

**ENGINEER:** Pape-Dawson Engineers, Inc., by Thomas Carter, P.E.

**CASE MANAGER:** Richard Carrizales, Sr. Engineering Technician (207-8050)

**Location:** North of the intersection of Brenthurst Lane and Tejas Trail

**Land Use:** PUD, Planned Unit Development  
Single Family Residential

**Plan is associated with:**

Howell at the Dominion Master Development Plan No. 026A-07  
accepted February 22, 2008.

---

**APPLICANT'S PROPOSAL:**

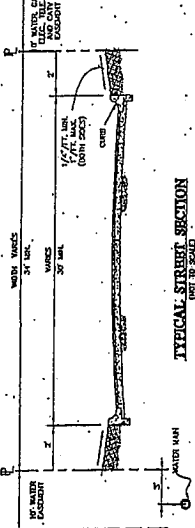
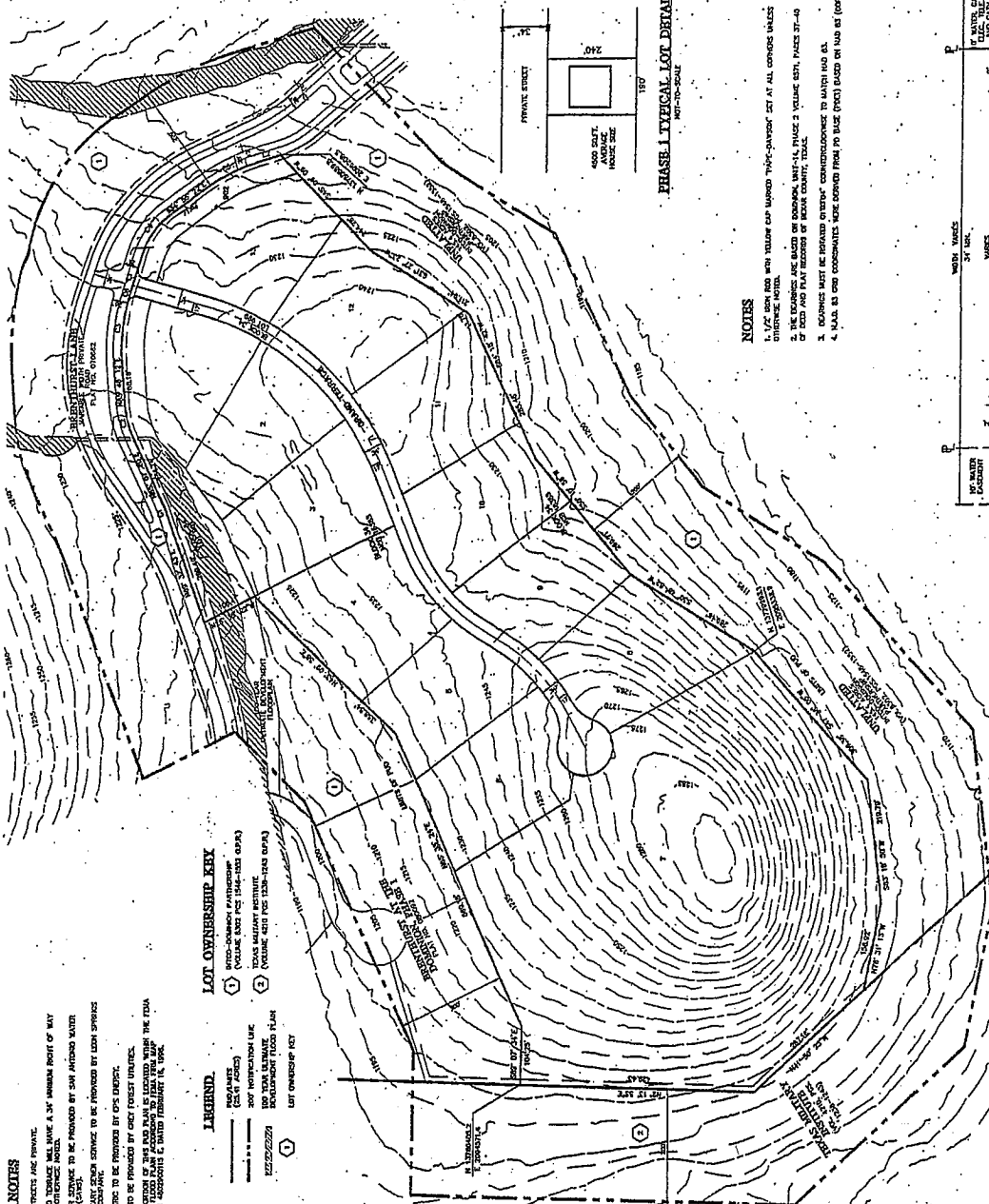
- 13 Single family lots and 3 non-residential lots.
- Approximately 1,236 feet of private streets.
- Open space ratio 90.3%
- The plan is within 200 ft. of a registered Neighborhood Association known as Forest Crest and is not associated with a Community, or Perimeter Plan.

**CONDITIONS:**

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

**STAFF RECOMMENDATION:**

Approval



- NOTES**
1. ALL STREETS ARE PRIVATE.
  2. EXISTING LOT LINES ARE SHOWN BY DASHED LINES. ALL NEW LOT LINES ARE SHOWN BY SOLID LINES.
  3. THE EXISTING LOT LINES ARE BASED ON RECORDS OF DEEDS, PLATS, AND PLAT RECORDS OF BUREAU OF LANDS, TEXAS.
  4. EASEMENTS MUST BE INDICATED BY DASHED LINES. EASEMENTS TO BE INDICATED BY SOLID LINES.
  5. ALL LOT COORDINATES ARE SHOWN FROM THE BASE POINT (BSP) SHOWN ON THE PLAN.

**PHASE 1 TYPICAL LOT DETAIL**

**LOT OWNERSHIP KEY**

**LEGEND**

**PUD NOTES**

1. ALL STREETS ARE PRIVATE.
2. EXISTING LOT LINES ARE SHOWN BY DASHED LINES. ALL NEW LOT LINES ARE SHOWN BY SOLID LINES.
3. THE EXISTING LOT LINES ARE BASED ON RECORDS OF DEEDS, PLATS, AND PLAT RECORDS OF BUREAU OF LANDS, TEXAS.
4. EASEMENTS MUST BE INDICATED BY DASHED LINES. EASEMENTS TO BE INDICATED BY SOLID LINES.
5. ALL LOT COORDINATES ARE SHOWN FROM THE BASE POINT (BSP) SHOWN ON THE PLAN.

**HILLTOPS AT THE DOMINION, PHASE 1**

THIS PLAN IS FOR THE HILLTOPS AT THE DOMINION, PHASE 1, A 24.3 AC. TRACT OF LAND, PART OF THE 1/4 SECTION 10, T12N, R12E, S10E, SAN ANTONIO, TEXAS, AND IS SUBJECT TO THE CITY OF SAN ANTONIO, TEXAS, AND IS SUBJECT TO THE CITY OF SAN ANTONIO, TEXAS.

**Pape-Dawson Engineers**

605 EAST BRUNN | SAN ANTONIO, TEXAS 78215 | PHONE: 214.343.8000  
FAX: 214.343.8000

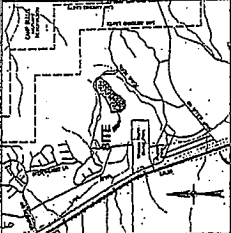
Curve #	Delta	Radius	Tangent	Length	Chord	Chord Bearing
C1	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C2	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C3	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C4	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C5	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C6	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C7	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C8	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C9	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C10	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C11	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C12	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C13	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C14	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C15	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C16	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C17	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C18	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C19	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C20	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C21	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C22	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C23	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C24	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C25	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C26	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C27	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C28	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C29	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C30	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C31	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C32	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C33	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C34	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C35	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C36	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C37	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C38	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C39	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E
C40	90°00'00"	114.00'	8.00'	8.00'	114.00'	N87°00'00"E

**OPEN SPACE RATIO AND DENSITY TABLE**

Phase	Land Use	Open Space Ratio (%)	Density (Units/Acre)	Street Frontage (ft)	Open Space Ratio (%)	Density (Units/Acre)
1	Residential	33.33	1.00	114	33.33	1.00
2	Commercial	33.33	1.00	114	33.33	1.00

**CONSTRUCTION STAGING PLAN**

Phase	Land Use	Area (Ac)	Area (Ac)	Area (Ac)
1	Residential	33.33	1.00	114
2	Commercial	33.33	1.00	114



**LOCATION MAP**

THESE MAPS AND RECORDS ARE THE PROPERTY OF Pape-Dawson Engineers, Inc. and shall remain the property of Pape-Dawson Engineers, Inc. after the completion of the project.

**Pape-Dawson Engineers, Inc.**  
605 EAST BRUNN | SAN ANTONIO, TEXAS 78215  
PHONE: 214.343.8000  
FAX: 214.343.8000

Line #	Direction	Length
L1	S10°00'00"E	71.00'
L2	S10°00'00"E	45.00'
L3	S10°00'00"E	45.00'
L4	S10°00'00"E	45.00'
L5	S10°00'00"E	45.00'
L6	S10°00'00"E	45.00'
L7	S10°00'00"E	45.00'

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 8 March 26, 2008

CRESTA BELLA  
SUBDIVISION NAME

MAJOR PLAT

060818  
PLAT #

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 479 E-7

**OWNER:** BP Hwy 10 San Antonio, LTD., by Shaul C. Baruch

**ENGINEER:** Jacobs Carter Burgess, by Ishtiaque Saleh

**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Date filed with Planning Commission:** March 26, 2008

**Location:** On the west side of IH-10 West; north of Camp Bullis Road

**Services Available:** SAWS Water and Sewer

**Zoning:** R-6 Residential Single Family  
C-2 General Commercial District  
C-3 General Commercial District  
GC-1 Gateway Corridor District

**Plat is in accordance with:**

MDP #012A-06, 412.85 Acre Tract at Camp Bullis was amended on  
January 25, 2008.

**Proposed Use:** Commercial and Right of Way

**Major Thoroughfare:** IH-10 West is a freeway.

---

**APPLICANT'S PROPOSAL:**

To plat 22.476 acres consisting of 2 non-single family lots and 5,974 linear feet of public streets.

**STAFF RECOMMENDATION:**

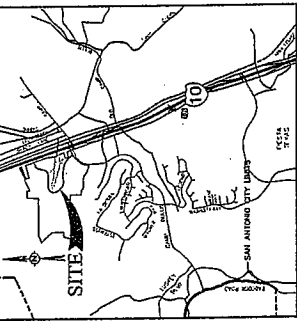
Approval











LOCATION MAP

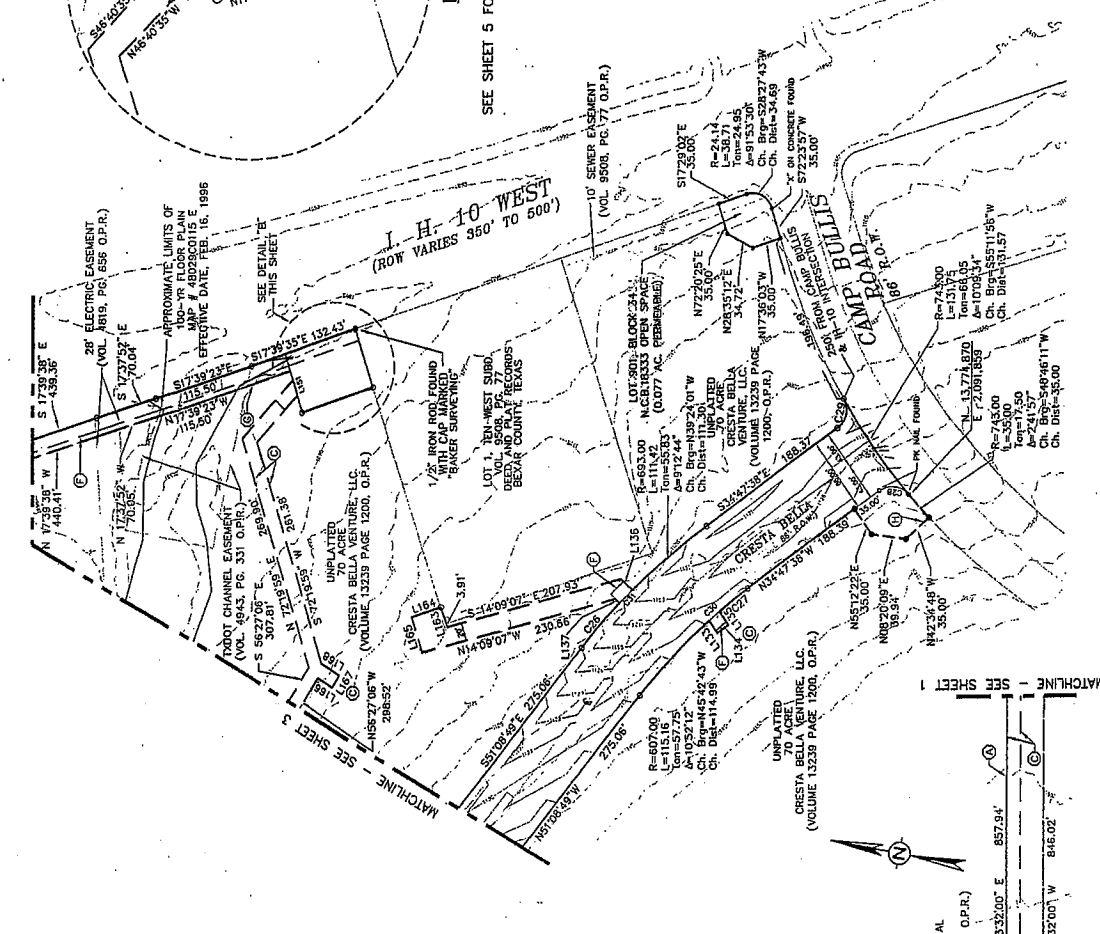
NOTES:  
1. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
2. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
3. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
4. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
5. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
6. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
7. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
8. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
9. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
10. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).

11. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
12. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
13. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
14. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
15. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
16. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
17. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
18. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
19. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
20. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).

21. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
22. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
23. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
24. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
25. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
26. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
27. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
28. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
29. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
30. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).

31. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
32. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
33. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
34. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
35. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
36. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
37. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
38. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
39. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
40. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).

41. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
42. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
43. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
44. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
45. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
46. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
47. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
48. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
49. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
50. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).



# SUBDIVISION PLAT ESTABLISHING

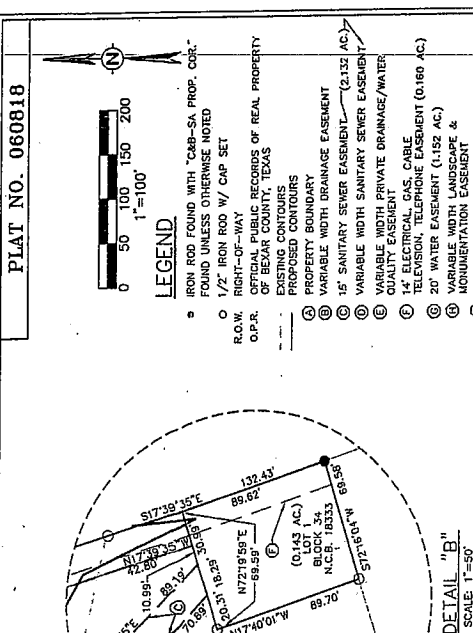
## CRESTA BELLA

BEING A 22.78 ACRE TRACT OF LAND BEING OUT OF 70.00 ACRES RECORDED IN VOLUME 13338, PAGE 1200 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, THE REMAINING PORTION OF A 100.713 ACRE TRACT RECORDED IN VOLUME 11788, PAGE 1200 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, A 20.247 ACRE TRACT RECORDED IN VOLUME 12858, PAGE 1846 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND THE REMAINING PORTION OF A 110.905 ACRE TRACT RECORDED IN VOLUME 11788, PAGE 188 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, LOCATED IN THE JAMES H. COX SURVEY, NO. 22, ASINTRACT 155, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

## Carter = Burgess

Consultants in Engineering, Surveying, Architecture,  
Construction Management and Related Services  
Carter and Burgess, Inc.  
9000 North Loop West, Suite 405  
San Antonio, Texas 78203  
210.494-0088 Fax 210.494-4525  
• COPYRIGHT 2003 Carter and Burgess, Inc.  
DATE: 7/25/2008 JOB NO. 310411.022

NOTES:  
1. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
2. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
3. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
4. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
5. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
6. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
7. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
8. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
9. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).  
10. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF CRESTA BELLA VENTURE, L.L.C. (VOLUME 13239 PAGE 1200 O.P.R.).



SEE SHEET 5 FOR LINE AND CURVE TABLES

STATE OF TEXAS  
COUNTY OF BEAR  
THE COMMISSIONERS OF THE LAND OFFICE OF THE STATE OF TEXAS, BEAR COUNTY, TEXAS, HAVE REVIEWED THE PLAT OF THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT, AND HAVE DETERMINED THAT THE SAME COMES WITHIN THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, RELATIVE TO THE SUBDIVISION OF LAND, AND HAVE THEREFORE APPROVED THE SAME FOR RECORD.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF MARCH, 2008.  
LYNN MARY JUAREZ  
COMMISSIONER OF LANDS  
01-20-2012

STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACT APPROVED BY THE LEGISLATURE OF THE STATE OF TEXAS, RELATIVE TO THE SUBDIVISION OF LAND, AND HAVE THEREFORE APPROVED THE SAME FOR RECORD.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF MARCH, 2008.  
Drew A. Mawer  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACT APPROVED BY THE LEGISLATURE OF THE STATE OF TEXAS, RELATIVE TO THE SUBDIVISION OF LAND, AND HAVE THEREFORE APPROVED THE SAME FOR RECORD.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF MARCH, 2008.  
Drew A. Mawer  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACT APPROVED BY THE LEGISLATURE OF THE STATE OF TEXAS, RELATIVE TO THE SUBDIVISION OF LAND, AND HAVE THEREFORE APPROVED THE SAME FOR RECORD.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF MARCH, 2008.  
Drew A. Mawer  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACT APPROVED BY THE LEGISLATURE OF THE STATE OF TEXAS, RELATIVE TO THE SUBDIVISION OF LAND, AND HAVE THEREFORE APPROVED THE SAME FOR RECORD.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF MARCH, 2008.  
Drew A. Mawer  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348



**PLANNING COMMISSION**  
**VACATING DECLARATION, RESUBDIVISION AND**  
**SUBDIVISION**

AGENDA ITEM NO:   9   March 26, 2008

TWO CREEKS UNIT 5 PUD  
SUBDIVISION NAME

MAJOR PLAT

060820  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 479 C-1

**OWNER:** Bitterblue/Two Creeks Phase III, Ltd. by Lloyd A. Denton, Jr.

**ENGINEER:** Pape Dawson Engineering, Inc., by Rick Wood, P.E.

**CASE MANAGER:** Richard Carrizales, Senior Engineer Technician (207-8050)

**Date filed with Planning Commission:** March 12, 2008

**Location:** On the north side of Fireside Creek at Two Creeks

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with;**

MDP 814-B, Two Creeks, accepted on September 14, 2006

PUD 05-018-B, Two Creeks, approved October 11, 2006

**Proposed Use:** Residential

---

**APPLICANT'S PROPOSAL:**

To plat 10.76 acres consisting of 31 single family lots and 4 non-single family lots, 1,200 linear feet of public street and 1,188 linear feet of private street and to vacate a variable width drainage easement in the Boerne Stage Road Elementary School, Subdivision approved by the City of San Antonio Planning Commission on June 28, 2006.

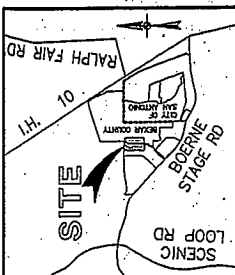
**DISCUSSION:**

The Development Services Department has cited Section 35-506 (q) (5) (A), of the UDC regarding Sidewalk Standards. The applicant's engineer has submitted a request for an Administrative Exception to the requirements.

The Director of Development Services Department granted an administrative exception to Section 35-506(q) (5) (A) of the UDC regarding Sidewalk Standards as indicated in the attached report.

**STAFF RECOMMENDATION:**

Approval



LOCATION MAP  
TOWN MAP 600 47001

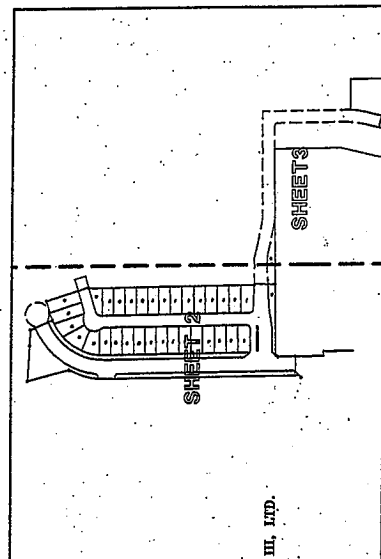
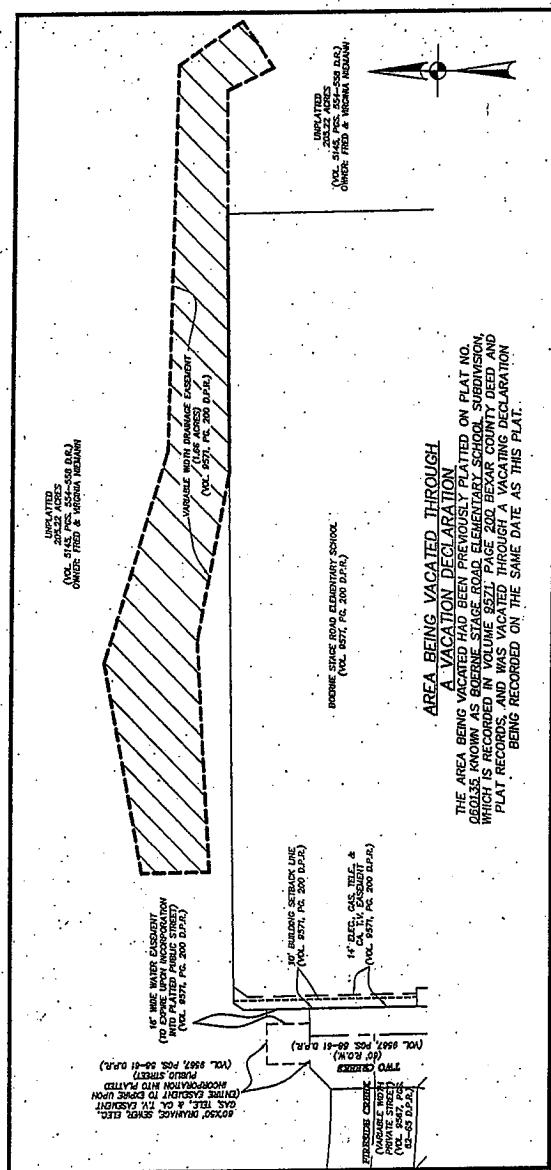
**SITE**  
Ralph Fair Rd  
Loop Rd  
Scenic Rd  
BORNE STAGE RD

IMPACT FEE PAYMENT DUES, WITH AND WITHOUT IMPACT FEE, ARE NOT TO BE PAID UNTIL THE SETTING OF THE IMPACT FEE IS COMPLETED.

IMPACT FEE PAYMENT DUES, WITH AND WITHOUT IMPACT FEE, ARE NOT TO BE PAID UNTIL THE SETTING OF THE IMPACT FEE IS COMPLETED.

LEGEND  
CLC = ELECTRIC  
TEL = TELEPHONE  
GAL = GAS  
CLC = CLOTHES  
CLC = CLOTHES  
CLC = CLOTHES

PLAT NO. 060820  
SURVEYOR NOTES  
1. 1/2" ROW AND 1/2" YELLOW CAP MARKED  
2. 1/2" ROW AND 1/2" YELLOW CAP MARKED  
3. 1/2" ROW AND 1/2" YELLOW CAP MARKED



OWNER/DEVELOPER:  
BITTERBLUT/TWO CREEKS PHASE III, LTD.  
11 LYNN BARTS LANE, SUITE 10  
SAN ANTONIO, TX 78218

VACATE & SUBDIVISION PLAT OF  
TWO CREEKS, UNIT-5  
(PLANNED UNIT DEVELOPMENT)

A 1/4 ACRES TRACT OF LAND BEING OUT OF A 3.47 ACRES TRACT CONVEYED TO BITTERBLUT/TWO CREEKS PHASE III, LTD. (HEREINAFTER "OWNER") BY DEED RECORDED IN VOLUME 1350, PAGE 97-102, OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND A 1/4 ACRES TRACT OF LAND BEING OUT OF A 3.47 ACRES TRACT CONVEYED TO BITTERBLUT/TWO CREEKS PHASE III, LTD. (HEREINAFTER "OWNER") BY DEED RECORDED IN VOLUME 1350, PAGE 97-102, OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND A 1/4 ACRES TRACT OF LAND BEING OUT OF A 3.47 ACRES TRACT CONVEYED TO BITTERBLUT/TWO CREEKS PHASE III, LTD. (HEREINAFTER "OWNER") BY DEED RECORDED IN VOLUME 1350, PAGE 97-102, OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT OF  
SUBDIVISION, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PAPE-DAWSON ENGINEERS

PAPE-DAWSON ENGINEERS

COUNTY OF BEAR  
STATE OF TEXAS  
I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT CONTAINS TO THE MATERIAL STANDARDS OF AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS, INC.

COUNTY OF BEAR  
STATE OF TEXAS  
I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT CONTAINS TO THE MATERIAL STANDARDS OF AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS, INC.

COUNTY OF BEAR  
STATE OF TEXAS  
I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT CONTAINS TO THE MATERIAL STANDARDS OF AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS, INC.

COUNTY OF BEAR  
STATE OF TEXAS  
I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT CONTAINS TO THE MATERIAL STANDARDS OF AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS, INC.

CERTIFICATE OF APPROVAL  
THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDENT OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, AND THAT THE PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY CLERK  
BEAR COUNTY, TEXAS  
STATE OF TEXAS  
COUNTY OF BEAR

COUNTY CLERK OF BEAR COUNTY, TEXAS  
DO HEREBY CERTIFY THAT THE PLAT WAS DULY FILED FOR RECORDS IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND THAT THE PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

**KEY NOTES**

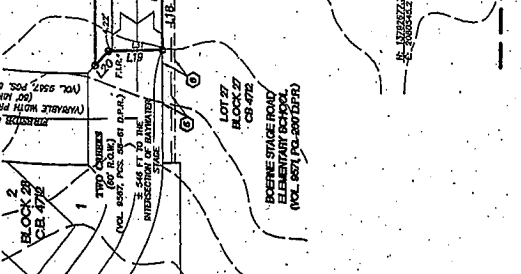
① 7" ELECTRIC GAS TELEPHONE, & CABLE T.V. EASMENT

② 1" VEHICLE NON-ACCESS EASMENT

③ 5" ELECTRIC GAS TELEPHONE, & CABLE T.V. EASMENT

④ CLEAR WISON EASMENT SEE DETAIL "A"

7 VARIABLE WIDTH DRAINAGE, SEWER,  
ELECTRIC, GAS, TELEPHONE, &  
CABLE TV EASEMENT (SEE SIDE)



OWNER/DEVELOPER:  
TERBLUE/TWO CREEKS  
LEASE III, LTD.  
LYNN BATTIS LANE,  
SUITE 101  
ANTONIO, TX 78218

100

PROFESSIONAL LAND SURVEYING ACCORDING TO  
REGULATIONS BY PAPER-DAWSON ENGINEERS INC.

**REGISTERED PROFESSIONAL LAND SURVEYOR**

SECRETARY

Date: Mar 06, 2008, 1:27pm User ID: JerryGarcia  
Files: P:\56\05\51\Deslan\Civil\Plot\PI560551.dwg

10

1

100

10









07KPP-1 PL 3-22

LAND DEVELOPMENT  
SERVICE DIVISION

February 23, 2007

Mr. Dustin Finley  
Development Services  
1901 S Alamo  
San Antonio, TX 78204

Subject: Two Creeks, Unit-5, Plat No. 060820 (ETJ)  
Administrative Exception to UDC: Article 35-506(q)(5)(A)

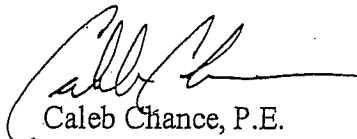
Dear Mr. Finley:

We hereby request an administrative exception from the following section of the UDC: Article 35-506, Section (q)(5)(A), Width. This request is being made with regard to the proposed sidewalk which ties into the existing sidewalk on Two Creeks and continues along the proposed extension of Two Creeks.

The existing sidewalk along Two Creeks is 4' wide with a minimum 2' planting strip. Our client wishes to continue the planting strip along Two Creeks and meander the sidewalk to avoid trees in the R.O.W. thus, creating an aesthetically pleasing facade for the subdivision. The developer has also reserved a 20' greenspace lot along both sides of the R.O.W. to facilitate this appearance. All of the remaining sidewalk within Two Creeks Unit-5 adheres to the design standards of the UDC and therefore will not be included in this administrative exception.

Please feel free to contact our office with any questions that may arise.

Sincerely,  
Pape-Dawson Engineers, Inc.

  
Caleb Chance, P.E.  
Project Manager

P:\56105\51\WORD\LETTERS\070223A1.DOC

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | [info@pape-dawson.com](mailto:info@pape-dawson.com)



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Two Creeks Unit 5
Address:	
A/P #/PPR #/Plat#:	Plat# 060820
AEVR #:	
AEVR Submittal Date:	02/23/2007
AEVR Submitted by:	Caleb Chance Project Engineer
Issue:	Sidewalks
Code Sections:	2007 Unified Development Code (UDC), Section 35-506 (q)(5)(A)
By:	

The Development Services Department - Engineering received and reviewed a letter dated February 23, 2007 from the engineer representing the owner of subject property, wherein a request for an administrative exception to the Unified Development Code (UDC), Section 35-506(q)(5)(A)(Sidewalk Standards) is made. Specifically, the engineer is requesting relief from the requirement to locate sidewalks at the back of curb. The UDC stipulates that sidewalks shall adjoin the curb when the proposed streets are outside of the City Limits. This plat is located within the San Antonio ETJ and requires concurrence by the County.

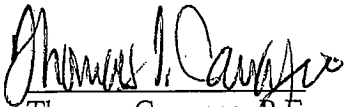
**Response to Section 35-506(q)(5)(A)(Sidewalk) Administrative Exception:** Two Creeks, Unit-5 located within the ETJ north of Boerne Stage Road about a mile west of IH-10.

Within the City Limits, the UDC allows for planting strips that are equal to or greater than the 2-foot minimum. However, the UDC does not allow planting strips in the ETJ. The engineer is proposing a meander 4' sidewalk divorced from the curb by at least 2' to avoid trees in the R.O.W. thus, creating an aesthetically pleasing facade for the subdivision. The developer has also reserved a 20' green space along both sides of the R.O.W. to facilitate this. All of the remaining sidewalk within Two Creeks Unit-5 adheres to the design standards of the UDC and therefore will not be included in this administrative exception.

Since sidewalks placed away from the street are considered to be safer for pedestrians and meandering the sidewalk to preserve trees is allowed by the UDC, DSD - Engineering *does not offer any objection* to the approval of this administrative exception.

RECOMMEND APPROVAL OF EXCEPTION:

Agree/Disagree:



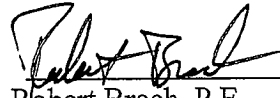
Thomas Carrasco, P.E.,

Chief Engineer

DSD – Land Development Engineering

3/11/08

Date



Robert Brach, P.E.

Development Services Engineer

Bexar County – Infrastructure Services Department

3/12/08

Date

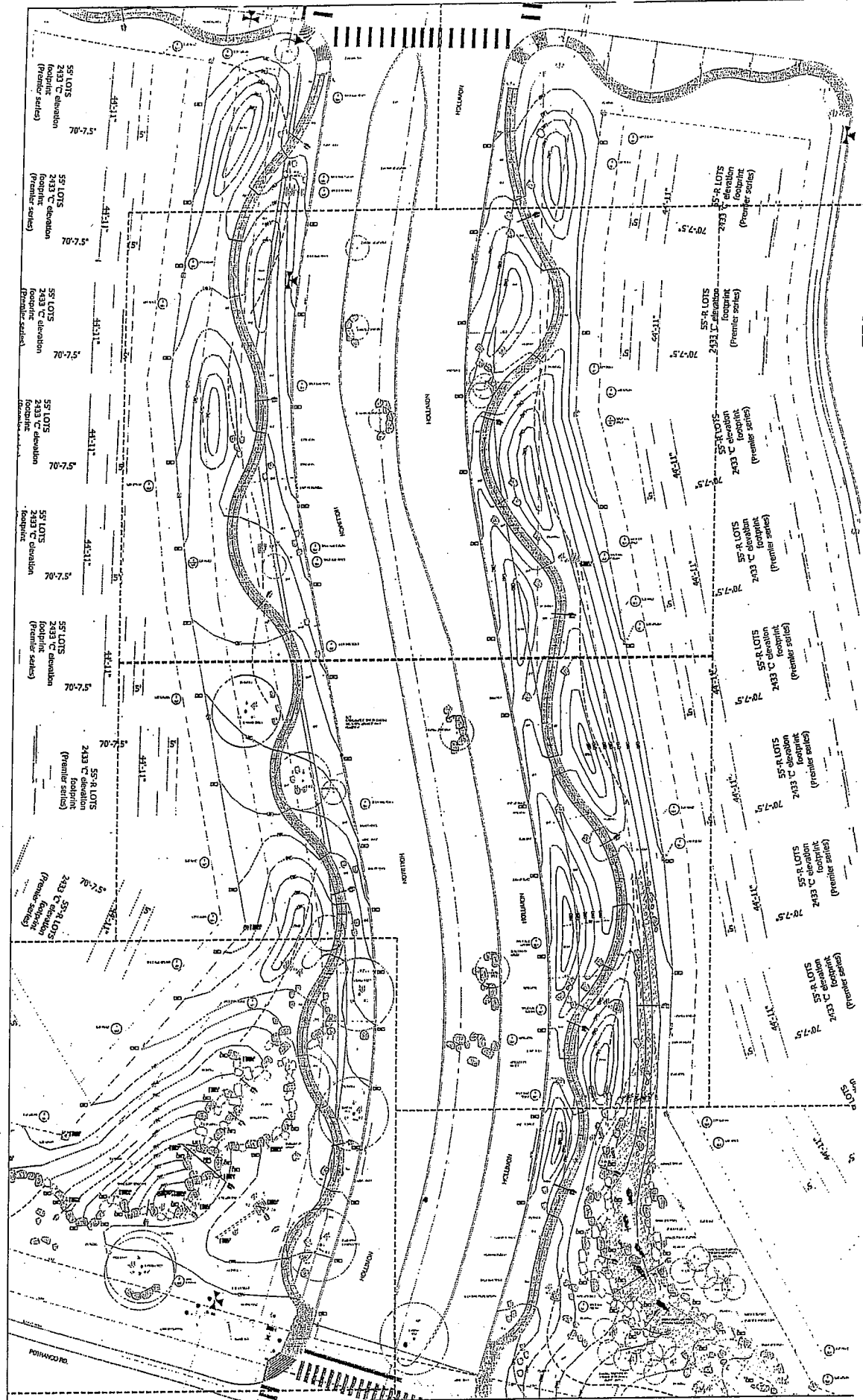
I have reviewed the AEVR Analysis and concur with the recommendation.



Roderick Sanchez, AICP, CBO

Director

Development Services Department



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 10 March 26, 2008

JMS - 281 COMMERCIAL A  
SUBDIVISION NAME

MAJOR PLAT

070186  
PLAT #

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 483 D-5

**OWNER:** JMS Family, Ltd Partnership, by James M. Stoltz

**ENGINEER:** M. W. Cude Engineers, L. L. C., by Raymond Tarin, Jr.

**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Date filed with Planning Commission:** March 11, 2008

**Location:** On the southeast corner of Stone Oak Parkway and U. S. Hwy 281

**Services Available:** SAWS Water and Sewer

**Zoning:** C-3 General Commercial District  
ERZD Edwards Recharge Zone District

**Plat is in accordance with:**

POADP #268, Encino Park was accepted on November 13, 1984.

**Proposed Use:** Business Park/Retail

**Major Thoroughfare:** U. S. Hwy 281 is a freeway; and Stone Oak Parkway is a secondary arterial, Type A, minimum R.O.W. 86 feet.

---

**APPLICANT'S PROPOSAL:**

To plat 7.450 acres consisting of 4 non-single family lots.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

**STAFF RECOMMENDATION:**

Approval





DEVELOPMENT SERVICES  
RECEIVED

December 17, 2007  
2008 MAR 10 PM 4:35

Mr. Rolando Ramirez  
M.W. Cude Engineers, L.L.C.  
10325 Bandera Road  
San Antonio, Texas 78250

RE: File No. 0711005 - Request for review of **JMS - 281 Commercial A Subdivision, Plat No. 070186** located east of US 281 and south of Stone Oak Parkway

Dear Mr. Ramirez:

On November 28, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 7.450 acres located entirely within the EARZ. No significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 137. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

At the time of this request it is unknown if a Water Pollution Abatement Plan (WPAP) has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). Since only private service laterals will be used at this site, no Organized Sewage Collection System (SCS) Plan was submitted to the TCEQ. **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of JMS - 281 Commercial A Subdivision, Plat No. 070186.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirk M. Nixon'.

Kirk M. Nixon  
Manager  
Resource Protection Division

KMN:GDI:pzg



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 11 March 26, 2008

TWO CREEKS

UNIT 7 PUD

**SUBDIVISION NAME**

MAJOR PLAT

070208

**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 479 C-1

**OWNER:** Bitterblue/Two Creeks Phase III, Ltd., by Loyd A. Denton, Jr.

**ENGINEER:** Pape Dawson Engineers, Inc., by Rick Wood

**CASE MANAGER:** Larry Odis, Planner (207-0210)

**Date filed with Planning Commission:** March 12, 2008

**Location:** On the northside of Fireside Creek at Two Creeks

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

MDP #814-B, Two Creeks amendment, accepted September 14, 2006.

PUD #05-018-B, Two Creeks amendment, approved October 11, 2006

**Proposed Use:** Residential

---

**APPLICANT'S PROPOSAL:**

To plat 6.70 acres consisting of 35 single family lots, 2 non-single family lot and 1,410 linear feet of private streets.

**DISCUSSION:**

It is noted that because plat # 060820, Two Creeks, Unit 5, provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 12 March 26, 2008

THE BLUFFS OF  
LOST CREEK, UNIT-5B  
SUBDIVISION NAME

MAJOR PLAT

070524  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 447 E-4

**OWNER:** Centex Homes, by Charles Marsh

**ENGINEER:** Pape-Dawson Engineers, Inc. by W.R. Wood, P.E.

**CASE MANAGER:** Luz Gonzales, Planner (207-7898)

**Date filed with Planning Commission:** March 14, 2008

**Location:** West of Ralph Fair Road, south Old Paseo Way

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

MDP# 828-B, Lost Creek III, accepted on September 9, 2007

**Proposed Use:** Residential

---

**APPLICANT'S PROPOSAL:**

To plat 13.63 acres consisting of 80 single family lots and 2,500 linear feet of public streets.

**DISCUSSION:**

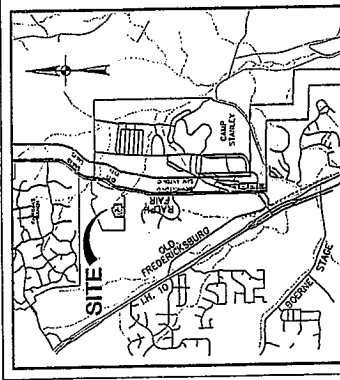
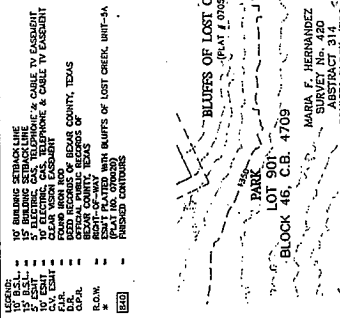
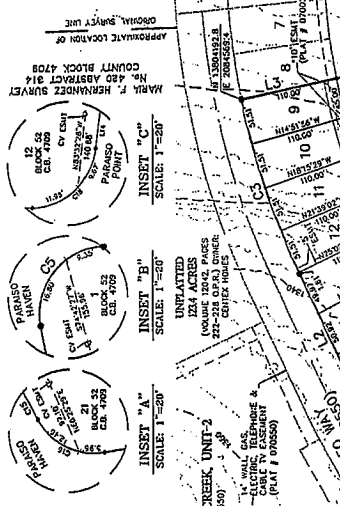
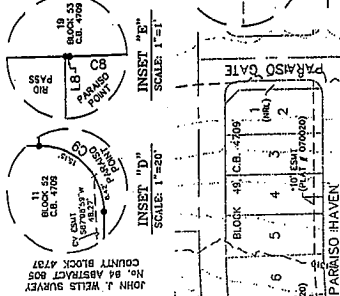
It is noted that because plat # 070020, The Bluffs of Lost Creek, Unit-5A, provides access to this development, it must be recorded before this unit. A

note has been placed on the tracking system to hold this plat until such recording occurs.

**STAFF RECOMMENDATION:**

Approval





This is a detailed nautical chart of the Rio de Janeiro harbor area. The chart shows the bay, surrounding land, and numerous numbered islands and points. Key locations labeled include 'RIO PASS', 'RIO COVE', 'RIO DE JANEIRO', and 'PARAISO POINT'. The chart includes depth soundings, compass roses, and various navigational markings. The chart is oriented with North at the top, indicated by a compass rose.

**LOCATION MAP**  
NO TO-SHOW  
FERGUSON MAP GRID NUMBER: 447-F4

**FURNISH NOTES:**  
UNLESS OTHERWISE NOTED:  
1. 1/2" ROST ROD WITH YELLOW CAP MARKED "HFC-DANSON" SET AT ALL CORNERS.  
2. 1/8" ROST ROD WITH RED CAP MARKED "HFC-DANSON" SET AT ALL CORNERS.  
3. 1/4" ROST ROD WITH GREEN CAP MARKED "HFC-DANSON" SET AT ALL CORNERS.  
4. 1/4" ROST ROD WITH BLUE CAP MARKED "HFC-DANSON" SET AT ALL CORNERS.  
5. 1/4" ROST ROD WITH WHITE CAP MARKED "HFC-DANSON" SET AT ALL CORNERS.  
6. 1/4" ROST ROD WITH BLACK CAP MARKED "HFC-DANSON" SET AT ALL CORNERS.  
7. 1/4" ROST ROD WITH BROWN CAP MARKED "HFC-DANSON" SET AT ALL CORNERS.  
8. 1/4" ROST ROD WITH GREY CAP MARKED "HFC-DANSON" SET AT ALL CORNERS.  
9. 1/4" ROST ROD WITH LIGHT BLUE CAP MARKED "HFC-DANSON" SET AT ALL CORNERS.  
10. 1/4" ROST ROD WITH LIGHT GREEN CAP MARKED "HFC-DANSON" SET AT ALL CORNERS.  
11. 1/4" ROST ROD WITH LIGHT BROWN CAP MARKED "HFC-DANSON" SET AT ALL CORNERS.  
12. 1/4" ROST ROD WITH LIGHT GREY CAP MARKED "HFC-DANSON" SET AT ALL CORNERS.

**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING COMMISSIONER OF THE ATTACHED PLAT HAVE BEEN FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT THE SAID PLAT IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS RELATIVE TO THE REGULATION CONCERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

ATTESTED:

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, at \_\_\_\_\_ County Judge, Bear County, Texas

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, at \_\_\_\_\_ County Clerk, Bear County, Texas

STATE OF TEXAS  
COUNTY OF BEAR

18	17	16	15	14	13	12
1000300						
BLOCK 50, C61 4709						
$\chi^2_{(1-\alpha)}(SS_{\text{err}})$ $(P, C, I, \text{OR}, \text{OR}, \text{OR})$						

JACKSON WOODS SUBDIVISION  
(VOLUME 8500, PAGE 10-11 D.P.R.)

[illegible]

**COUNTY HOUSE**, A NOVADA CORPORA STARTINGSHIP  
IN THE REAL ESTATE CORPORATION,  
ITS MANAGING GENERAL PARTNER,  
*Charles M. Lee*  
BY \_\_\_\_\_

**THE BLUFFS OF LOST CREEK, UNIT-5B**  
OF  
SUBDIVISION PLAT

OWNER/DEVELOPER  
CENTEX HOMES  
1354 N. LOOP  
DALLAS, TEXAS 75242  
(210) 498-1885

STATE OF TEXAS  
COUNTY OF BEXAR  
I, HERBERT CRYST, who provide ENGINEERING CONSULTATION, HAVE BEEN  
OWNED THIS PLAT TO THE MATRONS OF STREETS, LOTS AND DRAINAGE  
THERIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
OWNED UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF February  
A.D. 20 08  
\_\_\_\_\_  
Notary Public for and for the STATE OF TEXAS

SHEET 2 OF 2

THIS DEED HAS BEEN  
 SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS  
 AND IS HEREBY APPROVED BY SUCH COMMISSION.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY \_\_\_\_\_ CHAIRMAN

BY \_\_\_\_\_ SECRETARY

**PAPER-DAWSON**

**ENGINEERS**

INCORPORATED

600 EAST LAMAR AVENUE  
DENVER, COLORADO 80202

TELEPHONE 733-9100

FAX 733-9100

1. HEREBY CERTIFY THAT THE ABOVE PLAN CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT THE SAME WERE MADE ON THE GROUND BY PAUL-ANSON ENGINEERS, INC.

*[Signature]*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
 COUNTY OF BIDAR

\_\_\_\_\_  
 LICENSED PROFESSIONAL ENGINEER

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 13 March 26, 2008

TWO CREEKS UNIT 9 PUD  
SUBDIVISION NAME

MAJOR PLAT

070655  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 479 C-1

**OWNER:** Bitterblue/ Two Creeks Phase III, Ltd., by Lloyd A. Denton, Jr.

**ENGINEER:** Pape-Dawson Engineers, Inc., by Rick Wood, P.E.

**CASE MANAGER:** Elizabeth Adams, Planner (207-7912)

**Date filed with Planning Commission:** March 11, 2008

**Location:** On the northside of Fireside Creek at Two Creeks

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

MDP #814-B, Two Creeks was accepted on September 14, 2006.

PUD # 05-018B, Two Creeks was approved on October 11, 2006.

**Proposed Use:** Residential

---

**APPLICANT'S PROPOSAL:**

To plat **6.81** acres consisting of **38** single family lots, 1 non-single family lot and **1,441** linear feet of private streets.

**DISCUSSION:**

It is noted that because plat # 070208, Two Creeks, Unit 7, provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

**STAFF RECOMMENDATION:**

Approval





Item 14

**CITY OF SAN ANTONIO**  
**CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT**  
**INTERDEPARTMENTAL CORRESPONDENCE SHEET**

**Consent Agenda**

RECEIVED  
08 MAR 11 PM 2:09

**TO:** Planning Commission  
**FROM:** Oscar Serrano, Real Estate Manager  
**COPIES:** Mike Frisbie, City Engineer/Director, Capital Improvements Management Services Department  
**DATE:** March 10, 2008  
**SUBJECT:** S.P. No. 1331 - Request for a License Agreement to install fiber cable over and across W. Rampart Street

**PETITIONER:** Northeast Independent School District (NEISD)  
Attn: Travis Platt  
8961 Tesoro Drive  
San Antonio, Texas 78217-6225

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on March 26, 2008.

**BACKGROUND:**

Petitioner is requesting a license to install fiber cable over and across W. Rampart Street, between McCullough and Ahern avenues, located in Council District 10, as shown on attached Exhibits "A" & "B". The fiber cable crossing will allow the Northeast Independent School District to link its Alternative Center and the Teen Parenting Program. This link will provide for faster and more reliable communication within the school complex and provide a positive impact on the educational process.

**COORDINATION AND FINANCIAL IMPACT:**

In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies. An executed Letter of Agreement, by which the petitioner agrees with all fees and conditions imposed through this canvassing are attached for review.

**CONCLUSION AND RECOMMENDATION:**

Staff recommends approval of this request.

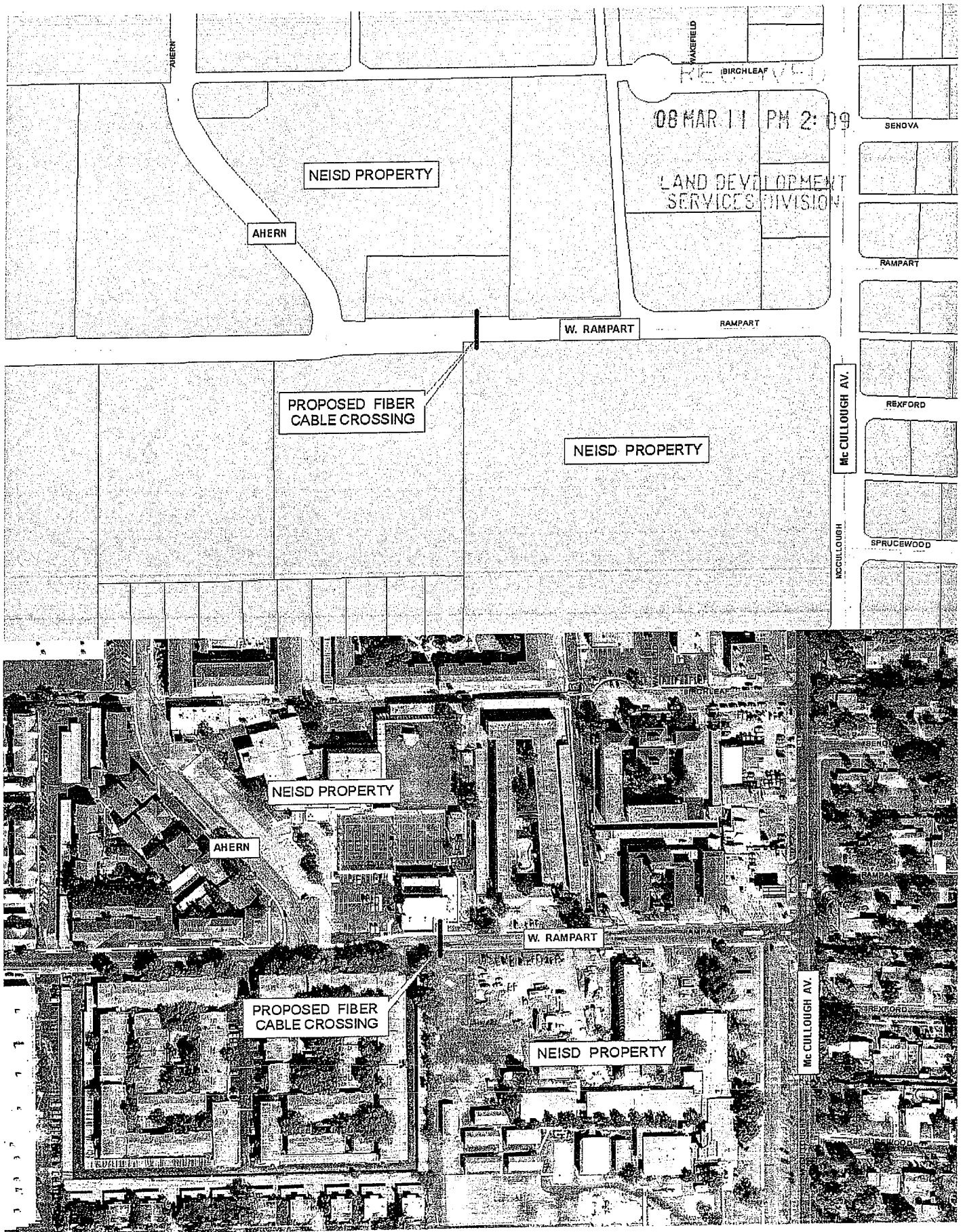


EXHIBIT "A"



# CITY OF SAN ANTONIO

RECEIVED  
PM 2:09

DEPARTMENT OF ASSET MANAGEMENT  
P.O. BOX 839966 SAN ANTONIO, TEXAS 78283-3966  
TEL. 210-207-4032 FAX 210-207-7888  
LAND DEVELOPMENT  
SERVICES DIVISION

June 18, 2007

Northeast Independent School District  
Attn: Travis Platt  
8961 Tesoro Drive  
San Antonio, Texas 78217-6225

Re: S. P. No. 1331—Request for a License Agreement to place fiber cable over and across W. Rampart Dr.

Dear Mr. Platt

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and is in a position to recommend approval to your request subject to the following conditions:

SAN ANTONIO WATER SYSTEM: "Petitioner must agree to reserve a perpetual easement for all existing water and/or sewer facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the petitioner. Must call for utilities location"

DEVELOPMENT SERVICES: "The minimum vertical clearance between the lowest sag point in the fiber cable and the pavement can not be less than eighteen-feet (18'). American Association of State Highway and Transportation Officials (AASHTO) and the State of Texas minimums will be met if eighteen-feet (18') are maintained as the lowest point of the cable sag."

CITY PUBLIC SERVICE: "Petitioner must send in a request to attach to CPS poles. Contact Mr. Jesse Lopez at 353-4381."

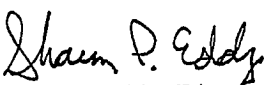
Additionally, the fee established for this License Agreement is \$5,000.00 for a ten-year term. This consideration will be due and payable to the City of San Antonio prior to City Council consideration. If for some reason the License Agreement is not approved by City Council, the License fee will be returned to petitioner.

RECEIVED  
06 MAR 11 PM 2:09

If you concur with the above mentioned conditions, including the payment of the fee established for this encroachment, please countersign this letter in the space provided below and return to the undersigned. Upon receipt of this signed Letter of Agreement we will continue processing your request.

This Letter of Agreement is being offered by the City of San Antonio only to the above named petitioner and will expire thirty (30) days after the date of issuance unless a specific extension is requested by the petitioner and granted by the City.


Sincerely,

  
Shawn P. Eddy, Director  
Department of Asset Management

AGREED AS TO TERMS AND CONDITIONS:

Petitioner: Northeast Independent School District (NEISD)

AGREED AS TO TERMS AND CONDITIONS:

By   
STEVEN EMLÉN  
Print Name

EXECUTIVE DIRECTOR  
Title  
6/25/07  
Date

## CITY OF SAN ANTONIO

## Consent Agenda

RECEIVED

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT  
INTERDEPARTMENTAL CORRESPONDENCE SHEET

MAR 11 PM 2:06

LAND DEVELOPMENT  
SERVICES DIVISION

**TO:** Planning Commission  
**FROM:** Oscar Serrano, Real Estate Manager  
**COPIES:** Mike Frisbie, City Engineer/Director, Capital Improvements Management Services Department  
**DATE:** March 10, 2008  
**SUBJECT:** S.P. No. 1339 - Request for a permanent sanitary sewer easement within City owned property off Culebra Road

**PETITIONER:** Rogers Place, LLC  
Attn: John Krauss  
555 E. Ramsey  
San Antonio, Texas 78216

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on March 26, 2008 .

**BACKGROUND**

Applicant is requesting a sixteen-foot (16') wide permanent sanitary sewer easement and a twenty five-foot (25') wide temporary construction easement for the use, benefit and control of the San Antonio Water System (SAWS) to service the future development of Culebra Pointe Subdivision. The proposed easement will cross City-owned property and connect with an existing fifty-foot (50') wide permanent sanitary sewer easement. This sanitary sewer line will have an outside diameter of approximately 8.5" and will be installed at an approximate depth of eleven-feet (11') from surface level to top of the pipe. The proposed permanent easement will consist of 4,104 square feet (0.094) acre and will be constructed in the location as shown on attached Exhibits "A" and "B" within City Council District 6. After construction of the line is complete, inspected, approved and accepted by SAWS, the line will become under SAWS' control. The temporary construction easement will dissolve upon acceptance of the line by SAWS.

**COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies. An executed Letter of Agreement, by which the petitioner agrees with all fees and conditions imposed through this canvassing are attached for review.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.

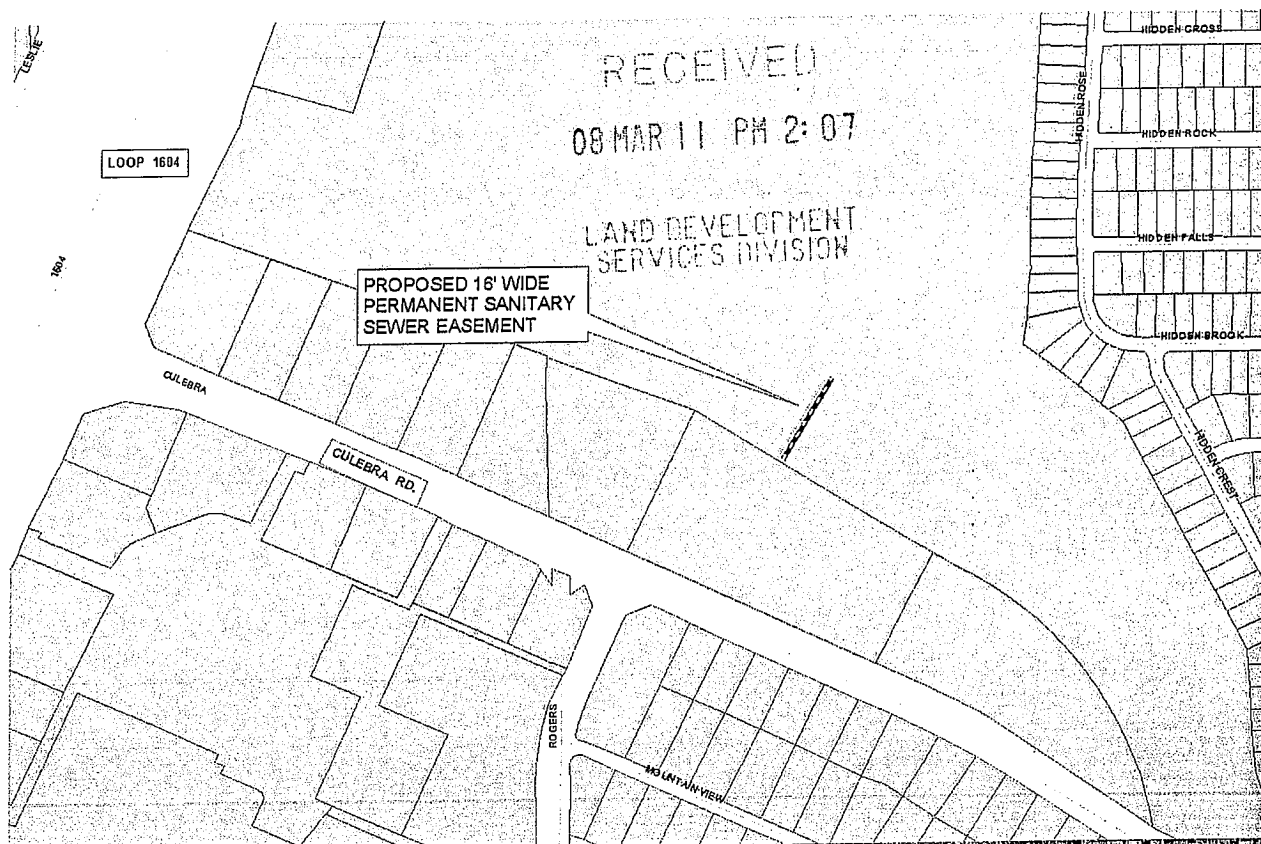


EXHIBIT "A"

# NOTES:

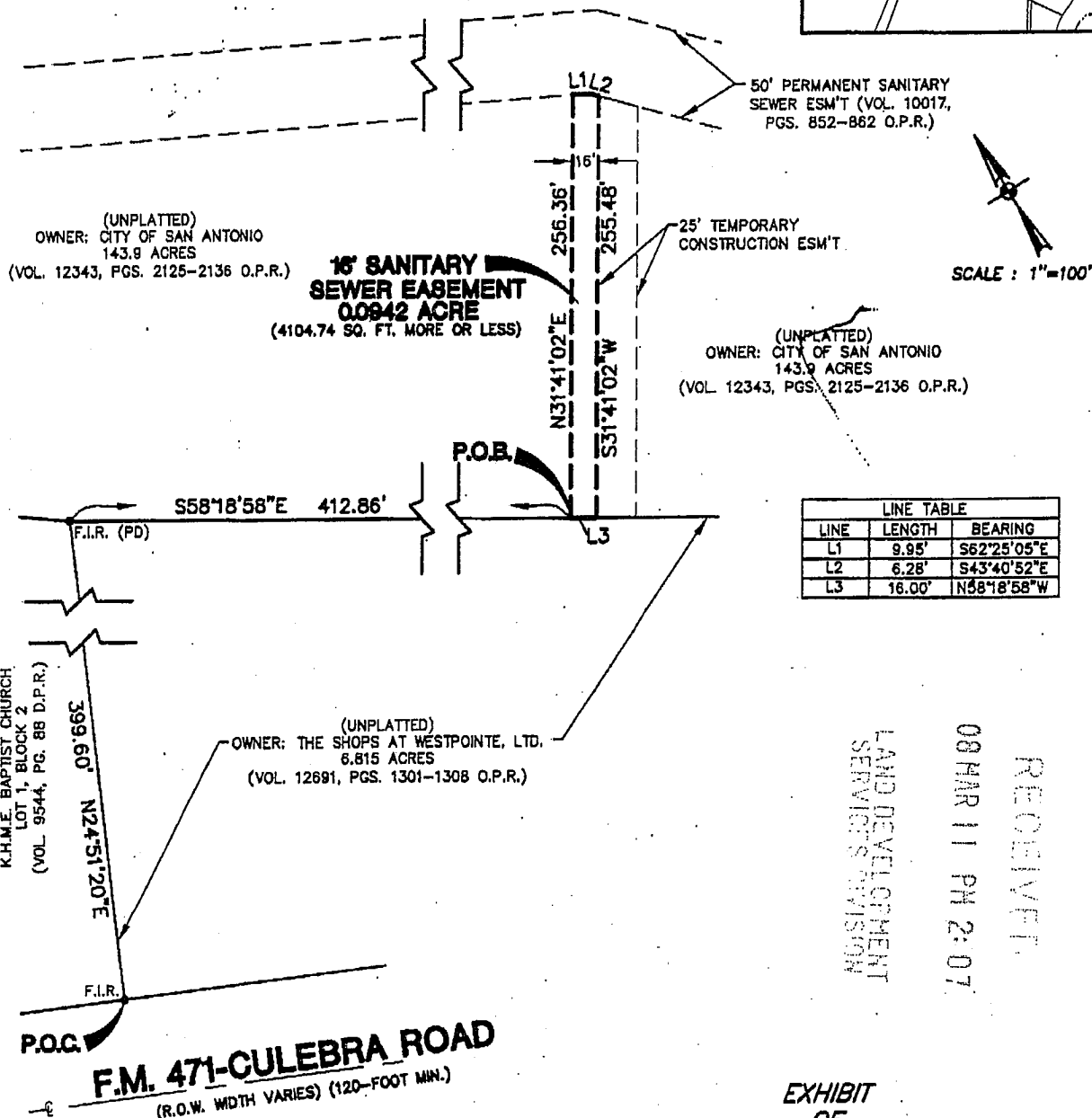
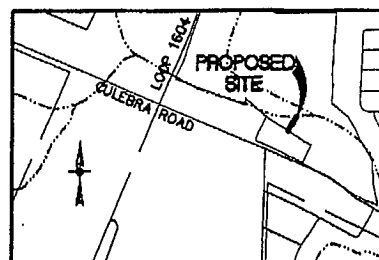
1. THE BEARINGS ARE BASED ON A 6.815 ACRE TRACT CONVEYED TO SHOPS AT WESTPONTE, LTD., DESCRIBED BY GENERAL WARRANTY DEED, RECORDED IN VOLUME 12691, PAGES 1301-1308 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS WITH THE REFERENCE BEARING BEING THE EAST LINE OF LOT 1 BLOCK 2 OF K.H.M.E. BAPTIST CHURCH RECORDED IN VOLUME 9544, PAGE 88 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

2. PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

# LEGEND:

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
PL = PROPERTY LINE  
F.I.R. (PD) = FOUND 1/2" IRON ROD WITH CAP MARKED PAPE-DAWSON  
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX  
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TX  
C.B. = COUNTY BLOCK  
NCB = NEW COUNTY BLOCK

PROJECT NAME: CULEBRA POINT  
16' SANITARY SEWER EASEMENT



RECEIVED  
08 MAR 11 PM 2:07  
LAND DEVELOPMENT  
SERVICES DIVISION

# EXHIBIT OF

A 0.0942 OF AN ACRE OR 4104.74 SQUARE FEET MORE OR LESS TRACT OF LAND BEING A 16' SANITARY SEWER EASEMENT SITUATED WITHIN A 143.9 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO DESCRIBED BY SPECIAL WARRANTY DEED, RECORDED IN VOLUME 12343, PAGES 2123-2136 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**

**EXHIBIT "B"** 23, 2007

JOB NO. 6540-01



# CITY OF SAN ANTONIO

RECEIVED  
08 MAR 11 PM 2:07

October 16, 2007

DEPARTMENT OF ASSET MANAGEMENT  
P.O. BOX 839966 SAN ANTONIO, TEXAS 78283-3966  
TEL. 210-207-4032 FAX 210-207-7888  
LAND DEVELOPMENT  
SERVICES DIVISION

Rogers Place, LLC, a Texas Limited Liability Company  
Attn: John Krauss, Pape-Dawson Engineers  
555 E. Ramsey  
San Antonio, Texas 78216

Re: S. P. No. 1339—Request for a permanent sanitary sewer easement to install an 8.5" outside diameter sanitary sewer pipeline within City of San Antonio drainage Public Right of Way.

Dear Mr. Krauss:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and is in a position to recommend approval to your request subject to the following conditions:

**PUBLIC WORKS DEPARTMENT:**

Storm Water Utility/Engineering Division – "Flood plain development permit is required."

**DEVELOPMENT SERVICES DEPARTMENT:**

"Must obtain proper permits. This whole area is flood plain and the specific area of the proposed cut is a drainage channel. Additionally, there are significant trees in this area. Appropriate permits must be obtained from Public Works Storm Water Management and Development Services. The area must be restored to its original condition, with compliance to all tree ordinances. Construction activities cannot interfere with drainage."

**SAN ANTONIO WATER SYSTEM:**

"Petitioner must agree to allow perpetual access to any water and/or sewer utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the petitioner."

**ASSET MANAGEMENT DEPARTMENT:**

- A City Ordinance will authorize a permanent sanitary sewer easement for the use of this Public Right of Way.



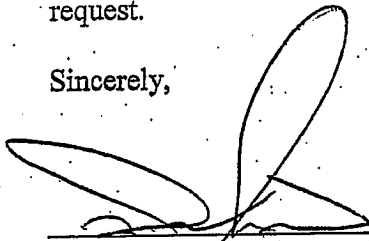
- Petitioner acknowledges that utility easements may exist within or adjacent to this right of way, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities in the event maintenance work is required, at no expense nor any other obligations to the City of San Antonio or the holder of utility easement rights.
- The easement fee established for this project has been established at \$9,207.00. which includes the Agreement fee of \$9,165.00 for the use of this Public Right of Way, and document recording fee of \$42.00
- Once this pipeline is installed, inspected and approved, the rights and pipeline will be conveyed to the San Antonio Water System.

A signed Discretionary Contracts Disclosure form is required, and is attached for your review and execution.

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If you concur with the above listed conditions, please countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement and the Discretionary Contracts Disclosure form, we will continue processing your request.

Sincerely,



Oscar Serrano, Real Estate Manager  
Department of Asset Management

**AGREED AS TO TERMS AND CONDITIONS:**

**Petitioner: Rogers Place, LLC, a Texas Limited Liability Company**

By

Barclay Anthony  
Print Name

Title

Manager

Date

11/1/07

LAND DEVELOPMENT  
SERVICES DIVISION

08 MAR 11 PM 2:07

RECEIVED

Item 16

# CITY OF SAN ANTONIO

Department of Asset Management  
Interdepartmental Correspondence Sheet

RECEIVED  
08 MAR 11 PM 2:01

**TO:** Planning Commission Consent Agenda

**FROM:** Oscar Serrano, Real Estate Manager, Capital Improvements Management Services Department

**COPY:** Mike Frisbie, City Engineer/Director, Capital Improvements Management Services Department

**SUBJECT:** S.P. No. 1342-Request to declare as surplus and sell a tract of City-owned real property located at 214 Thelka Street

**DATE:** Monday, March 10, 2008

**PETITIONER:** City of San Antonio  
Department of Asset Management  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on 03/26/2008.

## **BACKGROUND**

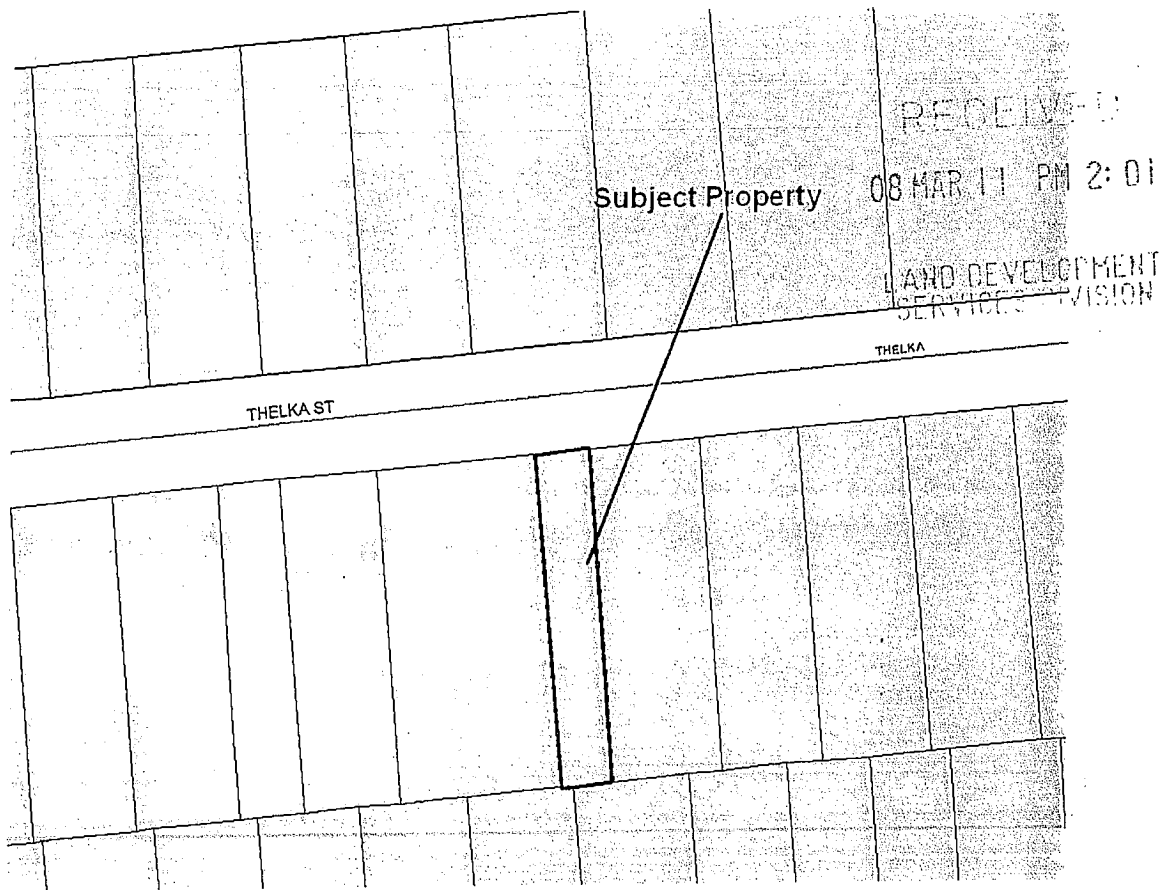
The Department of Asset Management is requesting to declare as surplus and sell a City-owned real property legally described as Lot 34, Block 2, New City Block 3382 in City Council District No. 3, as shown in attached Exhibit "A". This property has been held in trust by the City of San Antonio due to a tax foreclosure. This property was offered through a sealed bid process in the San Antonio Express News as outlined in Chapter 272 of the Local Government Code. On August 8, 2005, staff accepted a bid from Alice Guerra on this City-owned property to be sold. Alice Guerra passed away after she submitted payment for the property. Alice Guerra's daughter, Yolanda Guerra Delgado is the Independent Executrix of the Estate of Alice Guerra. Therefore, the property will be conveyed to Yolanda Guerra Delgado. The proceeds from the sale of this property will be distributed proportionally to the taxing entities pursuant to Chapter 34 of the Texas Tax Code. This property will be conveyed through a Deed Without Warranty.

## **COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies. An executed Disclosure Notice by which the petitioner agrees with all conditions imposed through this canvassing are attached for your review.

## **CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.

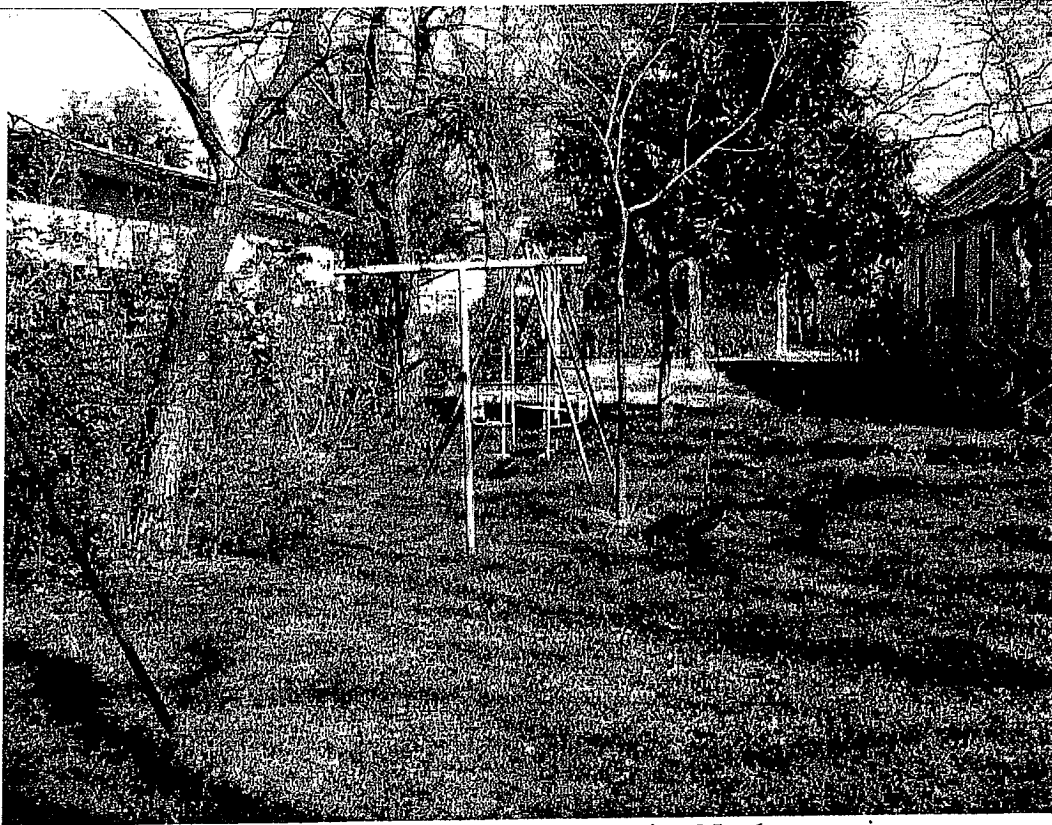


Map of Subject Property



Aerial Photograph of Subject Property

**Exhibit "A"**



View of Subject Property Facing North

RECEIVED  
08 MAR 11 PM 2:02  
LAND DEVELOPMENT  
SERVICES DIVISION

**Exhibit "A"**

Page 2 of 2

## Disclosure Notice:

---

**Buyer:** Yolanda Guerra Delgado in her capacity as Independent Executrix of the Estate of Alice Guerra

**Buyer's Address:** 134 Isabel Street, San Antonio, Texas 78210

**Address of Purchased Property:** 214 Thelka Street, San Antonio, Texas 78214

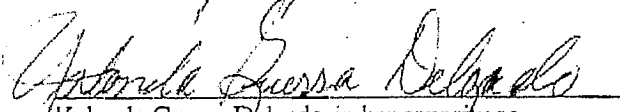
By the signature of Buyer or its representative below, Buyer acknowledges receipt of the following disclosures pertaining to the purchased property referred to above:

- The property is conveyed subject to all existing easements and other encumbrances. If
1. Buyer wants assurance of title, Buyer must contract and pay for an owner's policy of title insurance.
  2. The property may not meet minimum lot size standards and may be subject to platting requirements.

**The City of San Antonio provides the above disclosures for its own convenience. City does not assume the duty to give disclosures generally or to give the above disclosures accurately. Buyer must independently ascertain the accuracy of the above disclosures and must further independently ascertain all other facts relating to the title, character, condition, or suitability of the purchased property. The City of San Antonio disclaims any duty of disclosure whatsoever.**

**Upon receiving this disclosure statement, Buyer can choose not to close instead of signing the disclosure and going forward.**

Dated: 1/15/08

  
Yolanda Guerra Delgado in her capacity as  
Independent Executrix of the Estate of Alice Guerra

LAND DEVELOPMENT  
SERVICE DIVISION

09 MAR 11 PM 2:02

RECEIVED

Item 17

**CITY OF SAN ANTONIO**  
**CAPITAL IMPROVEMENTS MANAGEMENT SERVICES**  
**INTERDEPARTMENTAL CORRESPONDENCE SHEET**

RECEIVED

08 MAR 11 PM 2:10

**TO:** Planning Commission

**FROM:** Oscar Serrano, Real Estate Manager, Property Disposition Division

**SUBJECT:** S. P. No. 1361— Request for an easement for a new sewer line in NCB 14945

**Consent Agenda**

PERMIT  
SERVICE DIVISION

**DATE:** Monday, March 10, 2008

**PETITIONER:** Alamo Garden, Inc.  
c/o Denton Communities  
Attn: Laddie Denton  
11 Lynn Batts Lane, Suite 100  
San Antonio, TX 78218

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on March 26, 2008.

**BACKGROUND**

In conjunction with this phase of the redevelopment of Longhorn Quarry, Petitioner is requesting an easement for a sewer line, to include an adjacent temporary construction easement. This line will go through the City's Northeast Service Center property and will service the NEISD Athletic Complex, the Hartman Children's Special Needs Park and SoccerPlex.

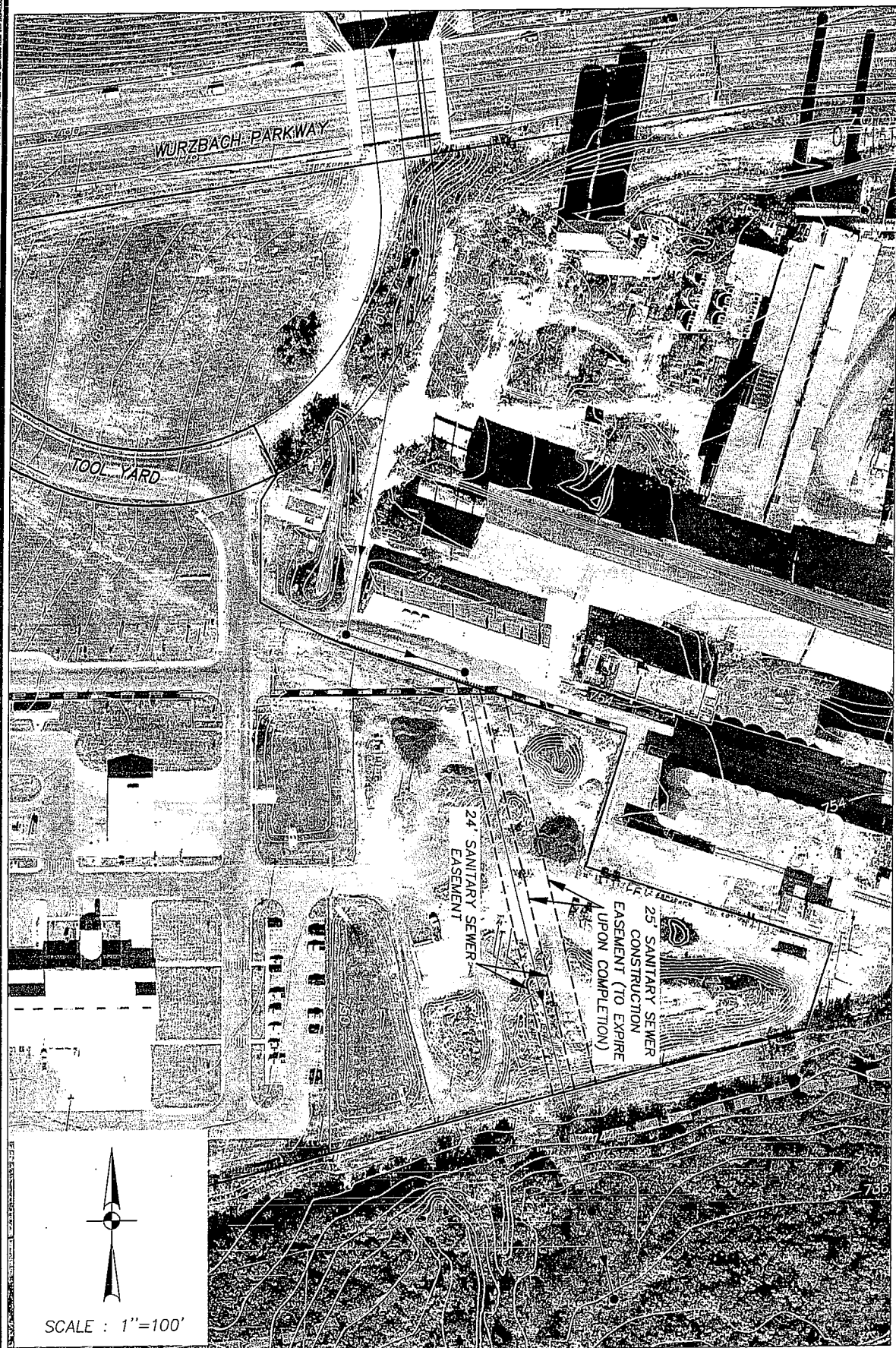
The permanent easement will consist of 24 feet in width and will contain 10,933 square feet (0.251 acre). The temporary construction easement will be located directly easterly and adjacent to the permanent easement and will consist of 11,018 square feet (0.253 acre). The overall location of these easements is shown on attached Exhibit "A", with specific engineering plats shown on attached Exhibit "B", pages 1 thru 4. Once the line is constructed and inspected, Petitioner proposes to dedicate it to SAWS, upon SAWS' acceptance of the construction.

**COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which the petitioner agrees with all fees and conditions imposed through this canvassing is attached for your review.

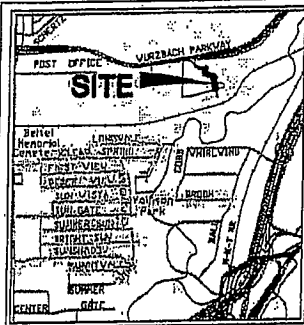
**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.

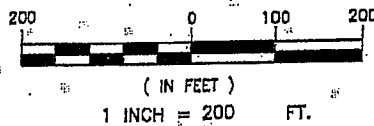


RECEIVED  
 01/11/08 PM 2:10  
 DEVELOPMENT  
 DIVISION





LOCATION MAP  
N.T.S.



**NOTES:**

- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 96), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 2) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



RECEIVED  
08 MAR 16 PM 2:10

LAND DEVELOPMENT  
SERVICES DIVISION

WURZBACH PARKWAY

REMAINING PORTION OF  
433.341 ACRE TRACT  
(VOL. 5913, PG. 1520  
R.P.R.)  
(VOL. 5913, PG. 1529  
R.P.R.)

REMAINING PORTION OF  
TRACT 9  
LONGHORN CEMENT  
PROPERTY SUBDIVISION,  
PARCEL No. 1  
(VOL. 7500, PG. 157  
D.P.R.)

TOOL YARD  
(80-FOOT R.O.W.)  
(VOL. 9557,  
PG. 150 D.P.R.)

N.C.B. 14945

LOT 11  
BLOCK 5  
N.E. SERVICE CENTER  
SUBDIVISION  
(VOL. 9553, PGS.  
60-61 D.P.R.)

SEE SHEET 2

SEE SHEET 3

SEE SHEET 4

25-FOOT TEMPORARY  
CONSTRUCTION EASEMENT  
0.253 ACRE  
11,018 SQ.FT. MORE OR LESS

24-FOOT PERMANENT  
SANITARY SEWER EASEMENT  
0.251 ACRE  
10,933 SQ.FT. MORE OR LESS



Copyright © 2007 Pape-Dawson Engineers, Inc. All Rights Reserved. This survey is being provided only in accordance with the terms of that contract. If you are not a party to the contract, then you have no right to use or reproduce this survey in any manner. Pape-Dawson Engineers, Inc. shall not be liable for any damages related to the use of this survey in violation of the contract or from any reuse of this survey. If you are not sure of your rights and do not have a copy of the contract, please contact Pape-Dawson Engineers, Inc. at (210) 375-9000.

**PAPE-DAWSON ENGINEERS**

EXHIBIT  
OF  
A PROPOSED 24' PERMANENT SANITARY SEWER EASEMENT  
AND 25' TEMPORARY CONSTRUCTION EASEMENT  
NEW CITY BLOCK 14945, CITY OF SAN ANTONIO, BEXAR  
COUNTY, TEXAS

EXHIBIT "B"

555 EAST RAMSEY

SAN ANTONIO TEXAS 78216

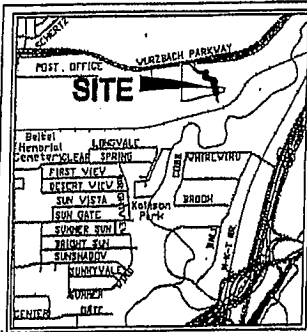
PHONE: 210.375.9000  
FAX: 210.375.9010

SHEET 1 OF 4

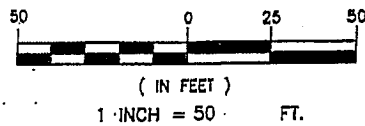
REF. NO. \_\_\_\_\_

JOB NO. \_\_\_\_\_





LOCATION MAP  
N.T.S.



RECEIVED  
08 MAR 11 PM 2:10

LAND DEVELOPMENT  
SERVICES DIVISION

**DEED/PLAT REFERENCE**

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS  
R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
OF BEXAR COUNTY, TEXAS  
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

**NOTES:**

- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 96), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 2) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

TOOL YARD  
(60-FOOT R.O.W.)  
(VOL. 9557,  
PG. 150 D.P.R.)

N.C.B. 14945

LOT 11  
BLOCK 5  
N.E. SERVICE CENTER  
SUBDIVISION  
(VOL. 9553, PGS. 60-61  
D.P.R.)



P.O.C.  
0.251 ACRE EASEMENT  
0.253 ACRE EASEMENT

S32°40'41"W  
33.67'

110.28'

S00°00'40"W

REMAINING PORTION OF  
433.341 ACRE TRACT  
(VOL. 5913, PG. 1520 R.P.R.)  
(VOL. 5913, PG. 1529 R.P.R.)

REMAINING PORTION OF TRACT 9  
LONGHORN CEMENT PROPERTY  
SUBDIVISION, PARCEL No. 1  
(VOL. 7600, PG. 157 D.P.R.)

S62°07'43"E  
58.14'

R=430.00'  
Δ=10°15'47"  
T=38.62'  
L=77.02'  
CH=76.92'  
CB=S67°15'35"E

S72°23'28"E 102.04'

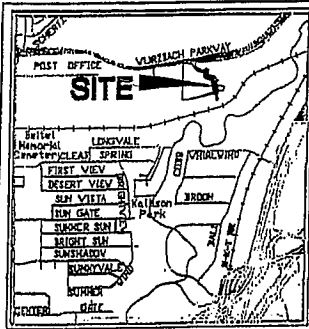
MATCHLINE - SHEET 3 OF 4

**EXHIBIT  
OF**

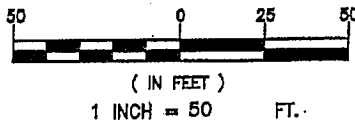
**A PROPOSED 24' PERMANENT SANITARY SEWER EASEMENT  
AND 25' TEMPORARY CONSTRUCTION EASEMENT  
NEW CITY BLOCK 14945, CITY OF SAN ANTONIO, BEXAR  
COUNTY, TEXAS**

Copyright © 2007 Pape-Dawson Engineers, Inc. All Rights Reserved. This survey is being provided under a written contract and may be used and reproduced only in accordance with the terms of that contract. If you are not a party to the contract, then you have no right to use or reproduce this survey in any manner. Pape-Dawson Engineers, Inc. shall not be liable for any damages related to the use of this survey in violation of the contract or from any reuse of this survey. If you are not sure of your rights and do not have a copy of the contract, please contact Pape-Dawson Engineers, Inc. at (210) 375-9000.

**PAPE-DAWSON ENGINEERS**



**LOCATION MAP**  
N.T.S.



RECEIVED  
08 MAR 11 PM 2:11

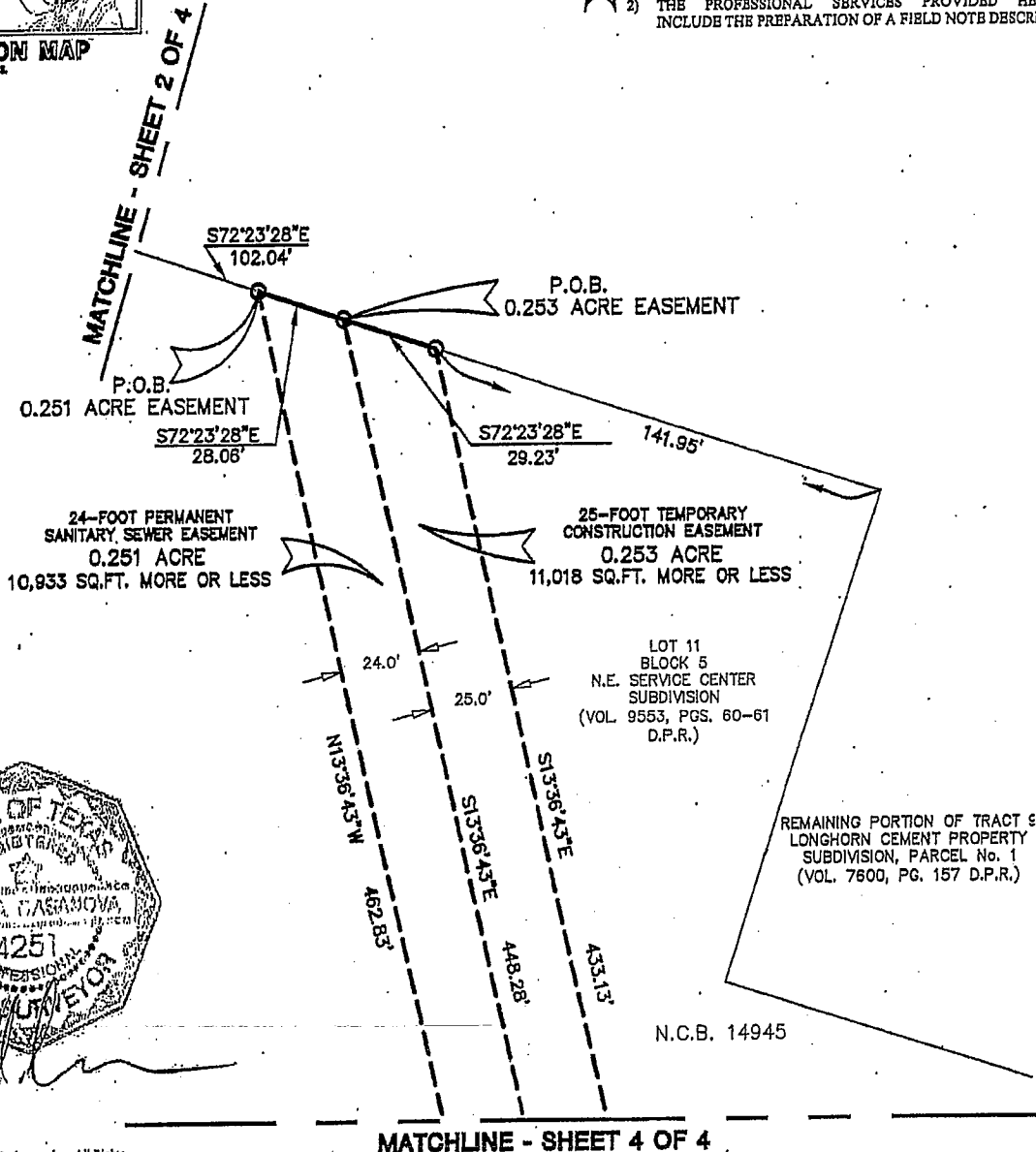
**DEED/PLAT REFERENCE**

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS  
R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

**NOTES:**

**LAND DEVELOPMENT**

- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 96), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 2) THE PROFESSIONAL SERVICES PROVIDED HEREBY INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



REMAINING PORTION OF TRACT 6  
LONGHORN CEMENT PROPERTY  
SUBDIVISION, PARCEL No. 1  
(VOL. 7600, PG. 157 D.P.R.)

N.C.B. 14945

Copyright © 2007 Pope-Dawson Engineers, Inc. All Rights Reserved. This survey is being provided under a written contract and may be used and reproduced only in accordance with the terms of that contract. If you are not a party to the contract, then you have no right to use or reproduce this survey in any manner. Pope-Dawson Engineers, Inc. shall not be liable for any damages related to the use of this survey in violation of the contract or from any reuse of this survey. If you are not sure of your rights and do not have a copy of the contract, please contact Pope-Dawson Engineers, Inc. at (210) 375-9000.

**PAPE-DAWSON ENGINEERS**

**EXHIBIT OF**  
**A PROPOSED 24' PERMANENT SANITARY SEWER EASEMENT**  
**AND 25' TEMPORARY CONSTRUCTION EASEMENT**  
**NEW CITY BLOCK 14945, CITY OF SAN ANTONIO, BEXAR**  
**COUNTY, TEXAS**



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

08 MAR 11 PM 2:11

February 29, 2008

LAND DEVELOPMENT  
SERVICES DIVISION

Alamo Garden, Inc.  
c/o Denton Communities  
Attn: Laddie Denton  
11 Lynn Batts Lane, Suite 100  
San Antonio, TX 78218

Re: S. P. No. 1361—Request for an easement for a sewer line within NCB 14945

Dear Mr. Denton:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions:

## PUBLIC WORKS DEPARTMENT

Must allow for storage over the easement after construction and petitioner will furnish this Department a temporary storage area, if needed, during construction. Petitioner must coordinate all construction through Public Works with Mr. Richard E. Martinez, Public Works Operations Manager at (210) 359-3105.

## DEVELOPMENT SERVICES DEPARTMENT

The sewer line must be constructed per City Standards and must take in consideration of the traffic loads of the Northeast Service Center operations at the compound.

## SAN ANTONIO WATER SYSTEM

Petitioner must agree to reserve a perpetual easement for all existing water and/or sewer facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with San Antonio Water System and at the sole expense of the petitioner. Further, petitioner shall either show this as an easement by plat or grant the easement under separate instrument.

## CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.

The fee established for this license agreement is \$7,500.00 for a ten (10)-year term. The fee is due and payable to the City of San Antonio prior to City Council consideration. If for some reason the license is not approved by City Council, the fee will be returned to the petitioner.

Also, a Certificate of Insurance must be provided and the City of San Antonio must be formally released from any and all liabilities, which may be incurred in connection with this request.

Further, a fully completed and signed Discretionary Contracts Disclosure form is required, and enclosed for your convenience.

This Letter of Agreement is being offered by the City of San Antonio only to the above named petitioner and will expire thirty (30) days after the date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If your client concurs with the above mentioned conditions, including the payment of the fee established for this license, please have your client countersign this letter in the space provided below and return to the undersigned. *Upon receipt of this signed Letter of Agreement, the License Agreement (will be forthcoming), the Certificate of Insurance, the Discretionary Contracts Disclosure form and the payment, we will continue processing your request.*

Sincerely,

  
Oscar Serrano  
Real Estate Manager

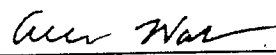
**AGREED AS TO TERMS AND CONDITIONS:**

**PETITIONER:**

Alamo Garden, Inc.

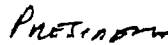
By

Print Name

  
ALLEN WALSH

Title

Date

  
PETITIONER

3/4/08

LAND DEVELOPMENT  
SERVICES DIVISION

08 MAR 11 PM 2:11

RECEIVED

**PLANNING COMMISSION**  
**ALTERNATIVE PEDESTRIAN PLAN**  
**AGENDA ITEM NO: 18 March 26, 2008**

CAMPANAS (ENCLAVE)  
**SUBDIVISION NAME**

APP 08-001  
**PLAN #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits  
**FERGUSON MAP GRID:** 484 D-4  
**OWNER:** ZFORESTART Real Estate Group, by John Pierret  
**ENGINEER:** Pape-Dawson Engineers, by Jason Diamond  
**CASE MANAGER:** Jasmin Moore, Planner (207-0142)

**Land Use:** APP, Alternative Pedestrian Plan

**Location:** West of the intersection of Cibolo Canyon Blvd. and Resort Parkway

**Plan is in accordance with:**

MDP #452, Evans Road Tract was accepted on January 20, 1995.

---

**APPLICANT'S PROPOSAL:**

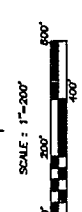
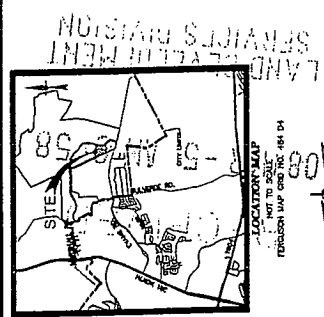
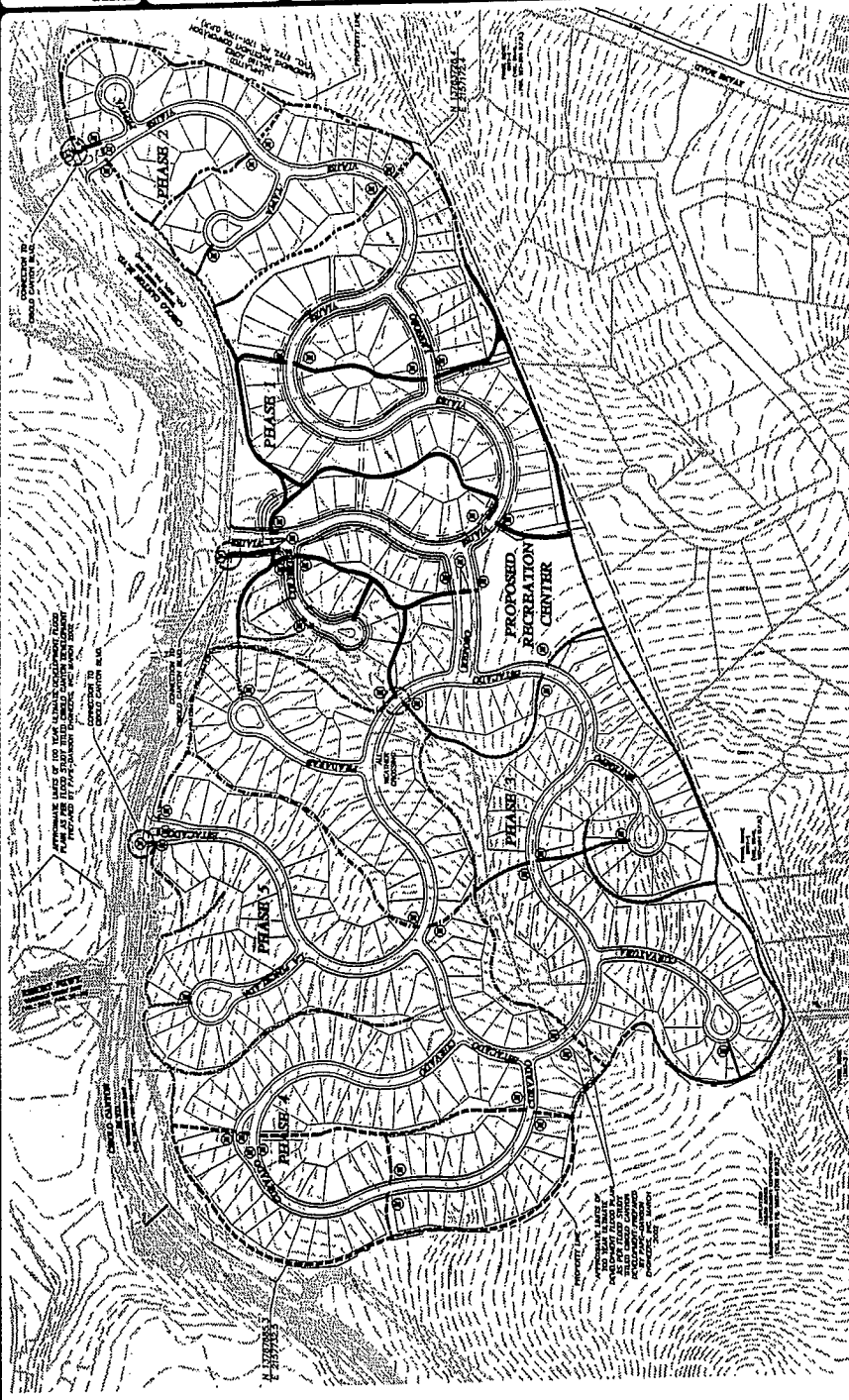
The applicant is requesting approval of an alternative pedestrian circulation plan in lieu of the required sidewalks.

**DISCUSSION:**

The request is in compliance with Section 35-506(q) of the UDC, Sidewalk Exceptions: Pedestrian Circulation Plan. All reviewing agencies have no objection to the favorable consideration by the commission.

**STAFF RECOMMENDATION:**

Approval



**GENERAL NOTES:**

1. EXISTING ADJUSTMENTS OF ROADS AND BORN CONSERVATION AND
2. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
3. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
4. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
5. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
6. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
7. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
8. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
9. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
10. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS

**GENERAL NOTES:**

1. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
2. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
3. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
4. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
5. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
6. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
7. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
8. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
9. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
10. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS

**GENERAL NOTES:**

1. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
2. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
3. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
4. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
5. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
6. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
7. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
8. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
9. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
10. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS

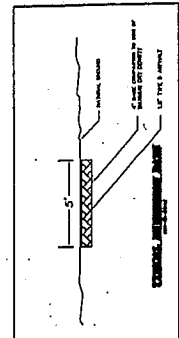
**ADDITIONAL LEGEND**

1	EXISTING PHASE 1
2	EXISTING PHASE 2
3	EXISTING PHASE 3
4	EXISTING PHASE 4
5	EXISTING PHASE 5
6	EXISTING PHASE 6
7	EXISTING PHASE 7
8	EXISTING PHASE 8
9	EXISTING PHASE 9
10	EXISTING PHASE 10

**LEGEND**

1	EXISTING PHASE 1
2	EXISTING PHASE 2
3	EXISTING PHASE 3
4	EXISTING PHASE 4
5	EXISTING PHASE 5
6	EXISTING PHASE 6
7	EXISTING PHASE 7
8	EXISTING PHASE 8
9	EXISTING PHASE 9
10	EXISTING PHASE 10

**OWNER/DEVELOPER:**  
 FORESTAR REAL ESTATE GROUP  
 4705 FORTSON ROAD, STE. 700  
 DALLAS, TEXAS 75244  
 PHONE: 972-702-4669  
 FAX: 972-702-4372



**GENERAL NOTES:**

1. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
2. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
3. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
4. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
5. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
6. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
7. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
8. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
9. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
10. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS

**GENERAL NOTES:**

1. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
2. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
3. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
4. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
5. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
6. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
7. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
8. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
9. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS
10. ALL ADJUSTMENTS AND ADJUSTMENTS ARE SHOWN AS

**PAPER-DAWSON ENGINEERS**  
 3000 W. 10TH STREET, SUITE 100  
 FORT WORTH, TEXAS 76102  
 PHONE: 817-335-1111  
 FAX: 817-335-1112

**CAMPANAS (ENCLOSURE)**  
 ALTERNATE PEDESTRIAN PLAN

**DATE:** AUGUST 2002  
**BY:** JAC  
**CHECKED BY:** JAC  
**APPROVED BY:** JAC  
**SCALE:** 1"=200'

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 19 Match 26, 2008

CAMPANAS, PHASE 1 (ENCLAVE) MAJOR PLAT  
SUBDIVISION NAME

070501  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 484 D-4

**OWNER:** Forestar Real Estate Group, Inc., by John K. Pierret

**ENGINEER:** Pape-Dawson Engineers, Inc., by Cara C. Tackett, P.E.

**CASE MANAGER:** Elizabeth Adams, Planner (207-7912)

**Date filed with Planning Commission:** Pending Complete Filing

**Location:** West of the intersection of Cibolo Canyon Blvd. and Resort Parkway

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

MDP #452, Evans Road Tract was accepted on January 20, 1995.

APP #08-001, Campanas, pending approval March 26, 2008.

**Proposed Use:** Residential

**Major Thoroughfare:** Cibolo Canyon Blvd. is a secondary arterial, Type A,  
minimum R.O.W. 86 feet.

---

**APPLICANT'S PROPOSAL:**

To plat **37.11** acres consisting of **67** single family lots, **4** non-single family lots and **4,525** linear feet of private streets.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San

Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

**STAFF RECOMMENDATION:**

Pending.

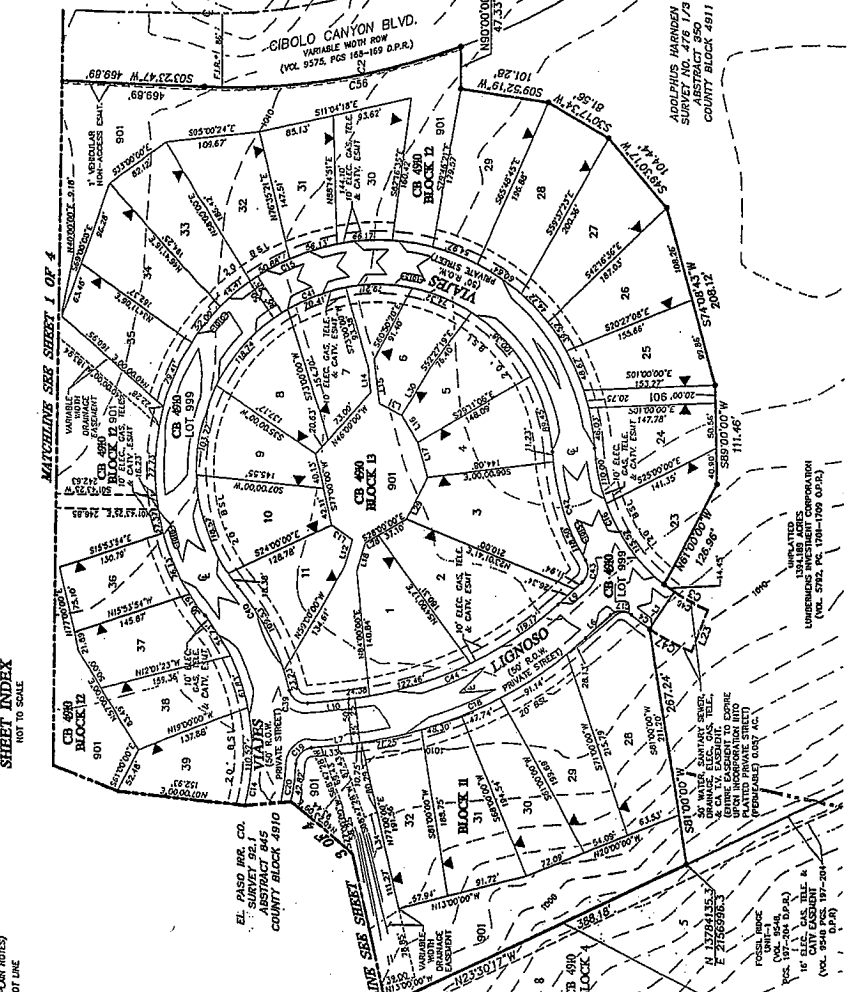




THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ IL. IN THE DEED AND PLAT  
RECORDS OF BEAR COUNTY, IN BLOCK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



**CAMPANAS, PHASE I**

( ENCLAVE SUBDIVISION )

A 37.11 ACRE TRACT OF LAND BEING OUT OF THAT 1394.189 ACRES TRACT CONVEYED TO THE TEXAS POWER AND LIGHT COMPANY, INC. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGE 1701-1709 AND OUT OF A 223.00 ACRE TRACT CONVEYED TO LUMBERMEN INVESTMENT CORPORATION DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5697, PAGE 151-152, BOTH SITS IN DALLAS COUNTY, TEXAS AND OUT OF THE ADOLPHUS HARDEN SURVEY NUMBER 478 1/2, ABSTRACT 350, COUNTY BLOCK 4911 AND THE EL PASO IRRIGATION COMPANY SURVEY NUMBER 921, ABSTRACT 845, COUNTY BLOCK 4910, IN DALLAS COUNTY, TEXAS CAMPANAS, PHASE I.

THE PLAY OF \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY \_\_\_\_\_ CHAIRMAN  
BY \_\_\_\_\_ SECRETARY

**Pape-Dawson Engineers**  
Pape-Dawson Engineers  
San Antonio Regional Office  
One Main Plaza  
San Antonio, Texas 78205  
Phone 512-349-8889  
Fax 512-349-8877

**Owens/Denloffer**  
Forstar (USA) Real Estate Group  
1815 Preston Road, Suite 700  
Dallas, Texas 75201  
Phone 972-365-8899  
Fax 972-365-8877

SHEET 2 OF 4

STATE OF TEXAS  
COUNTY OF BAKER  
I, JERRY CRISTY, THAT THIS PLAN CONFORMS TO THE MINIMUM STANDARDS SET FORTH IN THE TEXAS PROFESSIONAL LAND SURVEYING ACT, AND THAT I AM NOT PROVIDING AN ACTUAL SURVEY MADE ON THE GROUND BY A LICENSED SURVEYOR, INC.

*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR

DEVELOPMENT SERVICES RECEIVED

RECEIVED  
DEVELOPMENT SERVICES

Fig: H:\9338\70\DESIGN\GIVE P.M.T.P. REPORTS

[illegible]

PERGUSON JAIL CAMP INT. 441 284

[illegible]


STATE OF TEXAS  
COUNTY OF BICOMAR  
I, \_\_\_\_\_, the undersigned authority of the said PERSONALITY APPOINTED  
TO BE THE \_\_\_\_\_ OF THE SAID PERSON WHOSE  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO  
BE SUCH BY ME, DO HEREBY CERTIFY THAT SAID PERSON IS THE SAME PERSON  
WHICH APPEARED AND IN THE OFFICE THEREIN SAID.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
19\_\_\_\_.

OWNER: FARMERS' (NAN) REAL ESTATE GROUP INC.  
10000 W. 10TH ST.  
DALLAS, TEXAS 75243

*Nant Hunt*

STATE AUTHORIZED AGENT


STATE OF TEXAS  
 COUNTY OF DEAR  
 I HEREBY CERTIFY THAT THE FOREGOING CONVEYANCE WAS NOT  
 THE SUBJECT OF ANY LITIGATION IN ANY COURT OF ANY OF THE  
 STATES OF ANY OF THE UNITED STATES OR IN ANY OF THE  
 DISTRICTS OF ANY OF THE UNITED STATES OR IN ANY OF THE  
 COURTS OF ANY OF THE TERRITORIES OR POSSESSIONS OF THE  
 UNITED STATES OR IN ANY OF THE COURTS OF ANY OF THE  
 SAN ANTONIO PLANNING COMMISSION.

ENEMY DAY  
 MAY 3, 1945  
 COUNTY OF DEAR  
 STATE OF TEXAS  
 NOTARY PUBLIC  


Notary Public  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF DEZAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUNDS OF: 288-042-0000000000000000



REGISTERED PROFESSIONAL LAND SURVEYOR

EL PASO WTR. CO.  
WATER DEPT.  
ABSTRACT# 845  
COUNTY BLOCK 4910

IMPLEATED  
UNIVERSITY OF TEXAS  
(VOL. 5782, PG. 1687-1700 O.P.A.)

N80000000E N80000000E  
117.80 117.80

CD  
CO RECORDS  
OFFICE OF RECORDS  
DALLAS, TEXAS

FOUR  
ELEVATION  
METER

26 100% COTTON &  
CUTS ASSORTED  
(VOL. 1948 PAGES 197-204  
1949)

OWNER/DEVELOPER:  
FORESTAR (USA) REAL ESTATE GROUP  
1635 PRESTON ROAD, SUITE 700  
DALLAS, TEXAS 75244  
PHONE: 972-702-6699  
FAX: 972-702-8172

**PAPE-DAWSON ENGINEERING**

133 EAST MAUIEY | 254-404-0040 BUCKLE UP! | PHONE: 717-311-1122 FAX: 717-311-1122

[illegible]

A 37.11 ACRE TRACT OF LAND BEING OUT OF THAT 1394.18 ACRE TRACT CONVEYED TO CAMPANAS INVESTMENT CORPORATION, FOR THE FORTY-NINE (49) ACRE TRACT, BEING ESTATE LOT 10, DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGE 1701-1709 AND OUT OF A 223.00 ACRE TRACT CONVEYED TO LUMBERMEN INVESTMENT CORPORATION DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND OUT OF THE ADOLPHUS HARDEN SURVEY NUMBER 478 1/2, ABSTRACT 350, COUNTY BLOCK 4911 AND THE EL PASO IRRIGATION COMPANY SURVEY NUMBER 921, ABSTRACT 845, COUNTY BLOCK 4910, IN

BEAR COURT, LEAS \_\_\_\_\_ HAS BEEN  
COMPANIES, PHASE 1 \_\_\_\_\_  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF  
SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

**SHEET INDEX**

Handwritten text and numbers on a tilted document fragment:

- Top line: 20
- Second line: 10
- Third line: 10
- Fourth line: 10
- Bottom line: 10

*SHEET 3 OF 4*

1. INTRODUCTION

2. FACTS

3. ANALYSIS

4. CONCLUSIONS

5. RECOMMENDATIONS

6. APPENDICES

7. REFERENCES

8. EXHIBITS

9. FOOTNOTES

10. INDEX

11. ADMINISTRATIVE

12. OTHER

13. UNCLASSIFIED

14. CONFIDENTIAL

15. SECRET

16. TOP SECRET

17. NOFORN

18. NOVA

19. NOVA

20. NOVA

21. NOVA

22. NOVA

23. NOVA

24. NOVA

25. NOVA

26. NOVA

27. NOVA

28. NOVA

29. NOVA

30. NOVA

31. NOVA

32. NOVA

33. NOVA

34. NOVA

35. NOVA

36. NOVA

37. NOVA

38. NOVA

39. NOVA

40. NOVA

41. NOVA

42. NOVA

43. NOVA

44. NOVA

45. NOVA

46. NOVA

47. NOVA

48. NOVA

49. NOVA

50. NOVA

51. NOVA

52. NOVA

53. NOVA

54. NOVA

55. NOVA

56. NOVA

57. NOVA

58. NOVA

59. NOVA

60. NOVA

61. NOVA

62. NOVA

63. NOVA

64. NOVA

65. NOVA

66. NOVA

67. NOVA

68. NOVA

69. NOVA

70. NOVA

71. NOVA

72. NOVA

73. NOVA

74. NOVA

75. NOVA

76. NOVA

77. NOVA

78. NOVA

79. NOVA

80. NOVA

81. NOVA

82. NOVA

83. NOVA

84. NOVA

85. NOVA

86. NOVA

87. NOVA

88. NOVA

89. NOVA

90. NOVA

91. NOVA

92. NOVA

93. NOVA

94. NOVA

95. NOVA

96. NOVA

97. NOVA

98. NOVA

99. NOVA

100. NOVA

101. NOVA

102. NOVA

103. NOVA

104. NOVA

105. NOVA

106. NOVA

107. NOVA

108. NOVA

109. NOVA

110. NOVA

111. NOVA

112. NOVA

113. NOVA

114. NOVA

115. NOVA

116. NOVA

117. NOVA

118. NOVA

119. NOVA

120. NOVA

121. NOVA

122. NOVA

123. NOVA

124. NOVA

125. NOVA

126. NOVA

127. NOVA

128. NOVA

129. NOVA

130. NOVA

131. NOVA

132. NOVA

133. NOVA

134. NOVA

135. NOVA

136. NOVA

137. NOVA

138. NOVA

139. NOVA

140. NOVA

141. NOVA

142. NOVA

143. NOVA

144. NOVA

145. NOVA

146. NOVA

147. NOVA

148. NOVA

149. NOVA

150. NOVA

151. NOVA

152. NOVA

153. NOVA

154. NOVA

155. NOVA

156. NOVA

157. NOVA

158. NOVA

159. NOVA

160. NOVA

161. NOVA

162. NOVA

163. NOVA

164. NOVA

165. NOVA

166. NOVA

167. NOVA

168. NOVA

169. NOVA

170. NOVA

171. NOVA

172. NOVA

173. NOVA

174. NOVA

175. NOVA

176. NOVA

177. NOVA

178. NOVA

179. NOVA

180. NOVA

181. NOVA

182. NOVA

183. NOVA

184. NOVA

185. NOVA

186. NOVA

187. NOVA

188. NOVA

189. NOVA

190. NOVA

191. NOVA

192. NOVA

193. NOVA

194. NOVA

195. NOVA

196. NOVA

197. NOVA

198. NOVA

199. NOVA

200. NOVA

201. NOVA

202. NOVA

203. NOVA

204. NOVA

205. NOVA

206. NOVA

207. NOVA

208. NOVA

209. NOVA

210. NOVA

211. NOVA

212. NOVA

213. NOVA

214. NOVA

215. NOVA

216. NOVA

217. NOVA

218. NOVA

219. NOVA

220. NOVA

221. NOVA

222. NOVA

223. NOVA

224. NOVA

225. NOVA

226. NOVA

227. NOVA

228. NOVA

229. NOVA

230. NOVA

231. NOVA

232. NOVA

233. NOVA

234. NOVA

235. NOVA

236. NOVA

237. NOVA

238. NOVA

239. NOVA

240. NOVA

241. NOVA

242. NOVA

243. NOVA

244. NOVA

245. NOVA

246. NOVA

247. NOVA

248. NOVA

249. NOVA

250. NOVA

251. NOVA

252. NOVA

253. NOVA

254. NOVA

255. NOVA

256. NOVA

257. NOVA

258. NOVA

259. NOVA

260. NOVA

261. NOVA

262. NOVA

2

[illegible][illegible]

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF SEYMOUR COUNTY, TEXAS AND PRESIDING OFFICERS OF THE COMMISSIONERS COURT OF SEYMOUR COUNTY, DOES HEREBY CERTIFY THAT THE ABOVE AND FOREGOING DEED WAS FILED FOR RECORD IN THE CLERK'S OFFICE OF SEYMOUR COUNTY, TEXAS ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_.

EXAMINATION IT APPEARED THAT SAID DEED WAS IN CONFORMITY WITH THE LAWS OF SEYMOUR COUNTY, TEXAS AND THE SAME HAD BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

20 \_\_\_\_\_

COUNTY JUDGE, BEZAR COUNTY, TEXAS

COUNTY CLERK, BEZAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEZAR

I, \_\_\_\_\_ COUNTY CLERK OF BEZAR COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

JOB NO. 353B-70





RECEIVED

08 MAR 12 October 18, 2007

Ms. Cara C. Tackett, P.E.  
Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, Texas 78216

LAND DEVELOPMENT  
SERVICES DIVISION

RE: File No. 0612007 - Request for review of **Campanas Phase1 (Enclave Subdivision)**, Plat No. **070501** located north of Evans Road and west of Cibolo Canyon Blvd.

Dear Ms. Tackett:

On September 21, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of 37.120 acres located entirely within the EARZ. No Geologic features were visually apparent at the site, no significant features were observed. None of the property lies within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) was submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated March 14, 2006. At the time of this request it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Campanas Phase1 (Enclave Subdivision), Plat No. 070501.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirk M. Nixon', is written over a faint, circular official stamp.

Kirk M. Nixon  
Manager  
Resource Protection Division

KMN:GDI:pzg

**PLANNING COMMISSION**  
**ALTERNATIVE PEDESTRIAN PLAN**  
AGENDA ITEM NO: 20 March 26, 2008

WILLIS RANCH, (ENCLAVE)  
SUBDIVISION NAME

APP 08-002  
PLAN #

**COUNCIL DISTRICT:** Outside San Antonio City Limits  
**FERGUSON MAP GRID:** 451 D-3  
**OWNER:** Bitterblue, Inc., by Dan Koss  
**ENGINEER:** Pape Dawson Engineers, Inc. by Johnny Martinez, P.E.  
**CASE MANAGER:** Richard Carrizales, Sr. Engineering Technician (207-8050)

**Location:** Northwest corner of Borgfeld Drive and Bulverde Road

**Land Use:** Single Family Residential, Alternative Pedestrian Plan

**Plan is in accordance with:**  
MDP 823A, Willis Ranch, accepted on February 15, 2008.

---

**APPLICANT'S PROPOSAL:**

The applicant is requesting approval of an alternative pedestrian circulation plan in lieu of the required sidewalks.

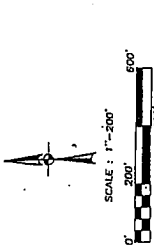
**DISCUSSION:**

The request is in compliance with Section 35-506(q)(2) of the Unified Development Code, Sidewalk Exceptions: Pedestrian Circulation Plan. All reviewing agencies have no objection to the favorable consideration by the commission.









**STAFF RECOMMENDATION:**

Approval





**LEGEND:**

- |   |                         |
|---|-------------------------|
|  | CONTROLLED ACCESS POINT |
|  | PERCEIVING PARALLAX     |
|  | PERCEIVING ORIENTATION  |
|  | ACCESS MODE             |
|  | PERCEIVING REST AREA    |
|  | PERCEIVING SIGN         |
|  | PERCEIVING ORIENTATION  |
|  | PERCEIVING ORIENTATION  |

## OWNER / DEVELOPER

**BITTERBLUE INC.**  
11 LYNN BATTS LANE  
SUITE 100  
SAN ANTONIO, TEXAS 78218  
OFFICE: (210) 828-6131  
FAX: (210) 828-6137

## NOTES:

1. Priority to coincide with revised Mills Ranch Master Development Plan #923-A (endnotes) to be signed by Ferguson-Burson, Executive Office.
2. Easement of roadways and connections to Highway 51 proposed lots are subject to change, and will defer to the Mills Ranch Master Development Plan #923-A (endnote).
3. All pathway alignments are shown as conceptual, and exact location will be site justified by individual lots and land form elements.
4. Proposed Pedestrian Plan will address lot and sections of lots pertaining to each existing roadway segment.
5. Proposed pathways are to replace existing sidewalks per UDOT-35-506(02A).

### DEFINITIONS:

BEDESIBIAN ROSSIGNOL - *Crossed out*

**ACCESS NODES** – Connections between pedestrian pathways along public roadways.

<u>PROPERTY LEGAL DESCRIPTION</u>

[illegible]

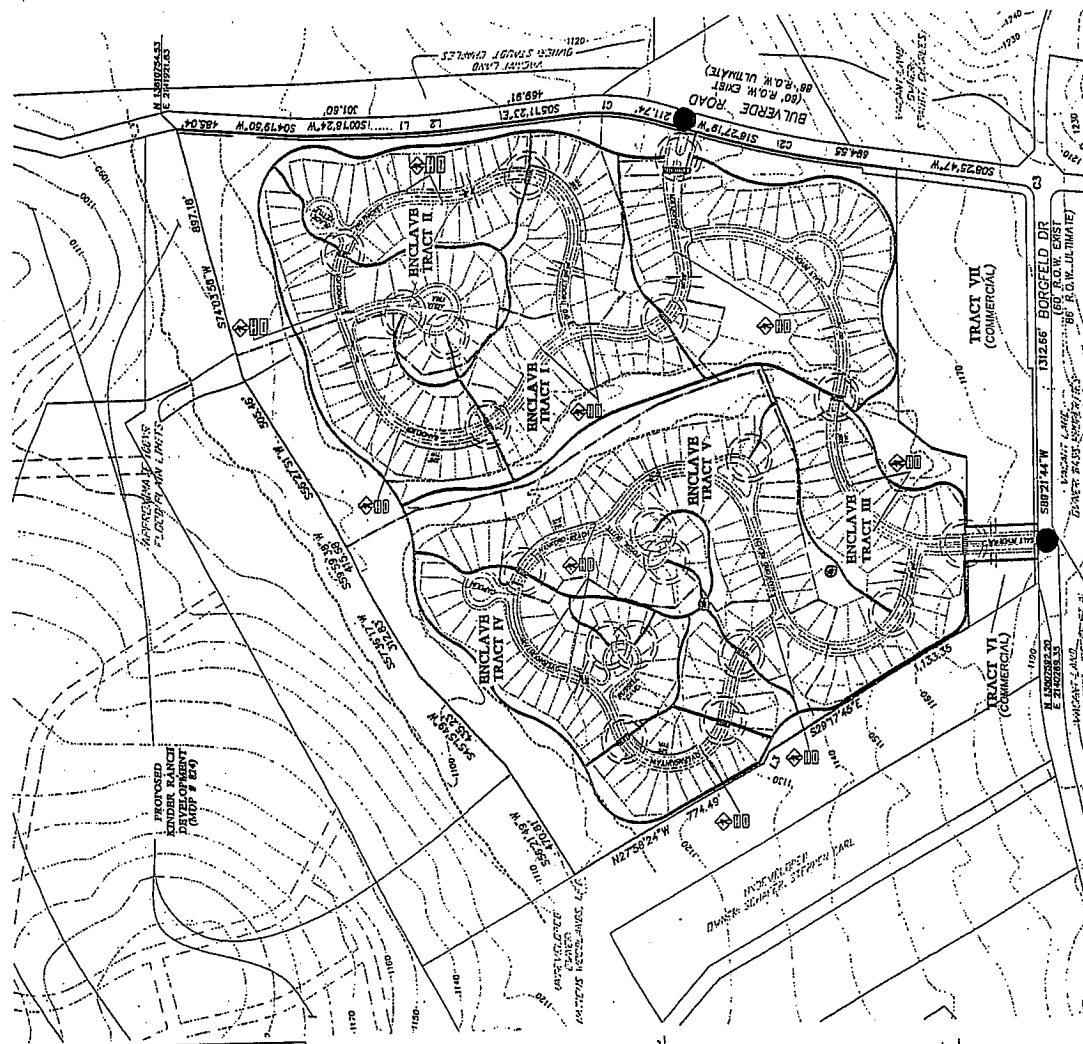
THIS ALTERNATE PEDESTRIAN PLAN FOR 833-A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2007

BY: \_\_\_\_\_ CHARNAN


SECRETARY

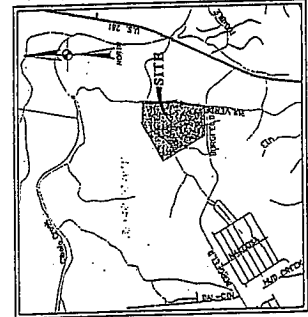
PROJECT NUMBER: AAP 08-002



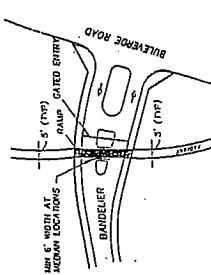
THE FLOODPLAIN UNITS ON THIS ALTERNATIVE PEDESTRIAN PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B1119 OF THE CITY OF SAN ANTONIO UNITED DEVELOPMENT CODE.

**ACKNOWLEDGEMENTS**

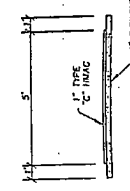
JOHN DAWSON ENGINEERS, INC.  JOHN DAWSON ENGINEERS, INC.



### LOCATION MAP



TYPICAL ACCESS NODE DETAIL



TYPICAL PATHWAY SECTION

SCALE: N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	110.73'	S00°50'32"E
L2	114.09'	S93°16'52"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	268.02'	782.40'	145.73'	21°34.59"	289.31'	N05°37'50"E
C2	459.01'	3276.93'	239.69'	8°07'32"	458.64'	S12°20'33"W
C3	459.01'	3276.93'	239.69'	8°07'32"	458.64'	N88°20'33"W

70
70
69
68
67
66
65
64
63
62
61
60
59
58
57
56
55
54
53
52
51
50
49
48
47
46
45
44
43
42
41
40
39
38
37
36
35
34
33
32
31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 21 March 26, 2008

VKB PARTNERS  
SUBDIVISION NAME

MINOR PLAT

070341  
PLAT #

**COUNCIL DISTRICT:** 1

**FERGUSON MAP GRID:** 616 D-6

**OWNER:** Victor Patel

**ENGINEER:** Flores & Company, Inc., by Thomas Flores, P.E.

**CASE MANAGER:** Luz M. Gonzales, Planner (207-7898)

**Date filed with Planning Commission:** March 13, 2008

**Location:** On the east side of S. Laredo Street, north of Camp Street

**Services Available:** SAWS Water and Sewer

**Zoning:** I-1 General Industrial District

It is noted that this property was registered for development preservation rights on January 25, 2005. The registration permits for hotel/ motel land uses.

**Proposed Use:** Hotel

---

**APPLICANT'S PROPOSAL:**

To plat 2.236 acres consisting of 1 non-single family lot.

**DISCUSSION:**

The Department of Development Services has cited: Section 35-506 (d)(9), Table 506-3, of the UDC regarding Substandard Street-ROW Dedication along S. Laredo Street. The applicants engineer has submitted a request for variance to the requirement. The Development Services Department,



Engineering has no objection to the granting of the variance with the condition a note is placed on the plat, as indicated in their attached report. The note which has been placed on the plat states that prior to the application for a building permit on the existing building, the applicant shall be required to replat the property and adherence to current setback and Right-Of-Way (ROW) will be required.

**STAFF RECOMMENDATION:**

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned variance. With regards to the variance, staff does concur with the applicant's justification; therefore, the Director of Development Services recommends approval of the variance with conditions and plat.

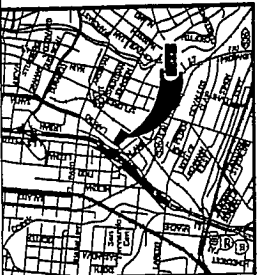
DEVELOPER/OWNER:

VIMAL PATEL  
9214 OSAGE VALLEY  
SAN ANTONIO, TEXAS 78251  
PHONE: (214) 771-5555

STREET/RIGHT-OF-WAY: NO BUILDING PERMIT SHALL BE ISSUED FOR THIS SITE UNTIL A STREET/RIGHT-OF-WAY IS ESTABLISHED IN ACCORDANCE WITH SECTION 25.01 OF THE UNIFIED DEVELOPMENT CODE.

STREET/RIGHT-OF-WAY: NO BUILDING PERMIT SHALL BE ISSUED FOR THIS SITE UNTIL A STREET/RIGHT-OF-WAY IS ESTABLISHED IN ACCORDANCE WITH SECTION 25.01 OF THE UNIFIED DEVELOPMENT CODE.

NOTES:  
1. BEARING (NUT) FOUND AT ALL CORNERS, EXCEPT AS OTHERWISE NOTED.  
2. BEARINGS ARE BASED ON NAD 83 (1983) STATE PLANE GRID COORDINATE SYSTEM.  
3. EXISTING FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE AT LEAST 1.0 FEET ABOVE THE FLOODPLAIN ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.  
4. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT PREVENT DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE AREA ADJACENT TO THE FLOODPLAIN. ANY SUCH OBSTRUCTION SHALL BE REMOVED OR MODIFIED TO ALLOW DRAINAGE TO THE FLOODPLAIN.  
5. PRIOR TO THE APPLICATION FOR A BUILDING PERMIT ON THE EXISTING LOT, THE APPLICANT SHALL OBTAIN A LETTER FROM THE CITY ENGINEER, SAN ANTONIO, TEXAS, INDICATING COMPLIANCE WITH THE MOST CURRENT SETBACK AND RIGHT-OF-WAY (ROW) DEDICATION REQUIREMENTS ALONG THE LOT LINE. IF A STRUCTURAL COMPONENT (E.G., LOAD BEARING COLUMN OR BEAM) OF THE EXISTING STRUCTURE OR FENCE, OR ANY OTHER OBSTRUCTION, IS FOUND TO BE IN VIOLATION OF THE MOST CURRENT SETBACK AND RIGHT-OF-WAY (ROW) DEDICATION REQUIREMENTS, THE APPLICANT SHALL BE RESPONSIBLE FOR REMOVING OR MODIFYING THE OBSTRUCTION TO COMPLY WITH THE MOST CURRENT REQUIREMENTS.



LOCATION MAP  
NOT TO SCALE

LINE	BEARING	LENGTH
L1	N 87° 12' 30" E	71.00
L2	N 87° 12' 30" E	71.00
L3	N 87° 12' 30" E	71.00
L4	N 87° 12' 30" E	71.00
L5	N 87° 12' 30" E	71.00

North  
Scale: 1" = 50'

# VKB PARTNERS SUBDIVISION

ESTABLISHING LOT 27, BLOCK 1, N.C.B. 921, CONSISTING OF 2.238 ACRES OF LAND OUT OF LOT 17 (A-17), LOT 18 (A-18), LOT 19 (A-19), LOT 20 (A-20), LOT 21 (A-21), LOT 22 (A-22), LOT 23 (A-23), LOT 24 (A-24), LOT 25 (A-25), LOT 26 (A-26), LOT 27 (A-27), LOT 28 (A-28), LOT 29 (A-29), LOT 30 (A-30), LOT 31 (A-31), LOT 32 (A-32), LOT 33 (A-33), LOT 34 (A-34), LOT 35 (A-35), LOT 36 (A-36), LOT 37 (A-37), LOT 38 (A-38), LOT 39 (A-39), LOT 40 (A-40), LOT 41 (A-41), LOT 42 (A-42), LOT 43 (A-43), LOT 44 (A-44), LOT 45 (A-45), LOT 46 (A-46), LOT 47 (A-47), LOT 48 (A-48), LOT 49 (A-49), LOT 50 (A-50), LOT 51 (A-51), LOT 52 (A-52), LOT 53 (A-53), LOT 54 (A-54), LOT 55 (A-55), LOT 56 (A-56), LOT 57 (A-57), LOT 58 (A-58), LOT 59 (A-59), LOT 60 (A-60), LOT 61 (A-61), LOT 62 (A-62), LOT 63 (A-63), LOT 64 (A-64), LOT 65 (A-65), LOT 66 (A-66), LOT 67 (A-67), LOT 68 (A-68), LOT 69 (A-69), LOT 70 (A-70), LOT 71 (A-71), LOT 72 (A-72), LOT 73 (A-73), LOT 74 (A-74), LOT 75 (A-75), LOT 76 (A-76), LOT 77 (A-77), LOT 78 (A-78), LOT 79 (A-79), LOT 80 (A-80), LOT 81 (A-81), LOT 82 (A-82), LOT 83 (A-83), LOT 84 (A-84), LOT 85 (A-85), LOT 86 (A-86), LOT 87 (A-87), LOT 88 (A-88), LOT 89 (A-89), LOT 90 (A-90), LOT 91 (A-91), LOT 92 (A-92), LOT 93 (A-93), LOT 94 (A-94), LOT 95 (A-95), LOT 96 (A-96), LOT 97 (A-97), LOT 98 (A-98), LOT 99 (A-99), LOT 100 (A-100), LOT 101 (A-101), LOT 102 (A-102), LOT 103 (A-103), LOT 104 (A-104), LOT 105 (A-105), LOT 106 (A-106), LOT 107 (A-107), LOT 108 (A-108), LOT 109 (A-109), LOT 110 (A-110), LOT 111 (A-111), LOT 112 (A-112), LOT 113 (A-113), LOT 114 (A-114), LOT 115 (A-115), LOT 116 (A-116), LOT 117 (A-117), LOT 118 (A-118), LOT 119 (A-119), LOT 120 (A-120), LOT 121 (A-121), LOT 122 (A-122), LOT 123 (A-123), LOT 124 (A-124), LOT 125 (A-125), LOT 126 (A-126), LOT 127 (A-127), LOT 128 (A-128), LOT 129 (A-129), LOT 130 (A-130), LOT 131 (A-131), LOT 132 (A-132), LOT 133 (A-133), LOT 134 (A-134), LOT 135 (A-135), LOT 136 (A-136), LOT 137 (A-137), LOT 138 (A-138), LOT 139 (A-139), LOT 140 (A-140), LOT 141 (A-141), LOT 142 (A-142), LOT 143 (A-143), LOT 144 (A-144), LOT 145 (A-145), LOT 146 (A-146), LOT 147 (A-147), LOT 148 (A-148), LOT 149 (A-149), LOT 150 (A-150), LOT 151 (A-151), LOT 152 (A-152), LOT 153 (A-153), LOT 154 (A-154), LOT 155 (A-155), LOT 156 (A-156), LOT 157 (A-157), LOT 158 (A-158), LOT 159 (A-159), LOT 160 (A-160), LOT 161 (A-161), LOT 162 (A-162), LOT 163 (A-163), LOT 164 (A-164), LOT 165 (A-165), LOT 166 (A-166), LOT 167 (A-167), LOT 168 (A-168), LOT 169 (A-169), LOT 170 (A-170), LOT 171 (A-171), LOT 172 (A-172), LOT 173 (A-173), LOT 174 (A-174), LOT 175 (A-175), LOT 176 (A-176), LOT 177 (A-177), LOT 178 (A-178), LOT 179 (A-179), LOT 180 (A-180), LOT 181 (A-181), LOT 182 (A-182), LOT 183 (A-183), LOT 184 (A-184), LOT 185 (A-185), LOT 186 (A-186), LOT 187 (A-187), LOT 188 (A-188), LOT 189 (A-189), LOT 190 (A-190), LOT 191 (A-191), LOT 192 (A-192), LOT 193 (A-193), LOT 194 (A-194), LOT 195 (A-195), LOT 196 (A-196), LOT 197 (A-197), LOT 198 (A-198), LOT 199 (A-199), LOT 200 (A-200), LOT 201 (A-201), LOT 202 (A-202), LOT 203 (A-203), LOT 204 (A-204), LOT 205 (A-205), LOT 206 (A-206), LOT 207 (A-207), LOT 208 (A-208), LOT 209 (A-209), LOT 210 (A-210), LOT 211 (A-211), LOT 212 (A-212), LOT 213 (A-213), LOT 214 (A-214), LOT 215 (A-215), LOT 216 (A-216), LOT 217 (A-217), LOT 218 (A-218), LOT 219 (A-219), LOT 220 (A-220), LOT 221 (A-221), LOT 222 (A-222), LOT 223 (A-223), LOT 224 (A-224), LOT 225 (A-225), LOT 226 (A-226), LOT 227 (A-227), LOT 228 (A-228), LOT 229 (A-229), LOT 230 (A-230), LOT 231 (A-231), LOT 232 (A-232), LOT 233 (A-233), LOT 234 (A-234), LOT 235 (A-235), LOT 236 (A-236), LOT 237 (A-237), LOT 238 (A-238), LOT 239 (A-239), LOT 240 (A-240), LOT 241 (A-241), LOT 242 (A-242), LOT 243 (A-243), LOT 244 (A-244), LOT 245 (A-245), LOT 246 (A-246), LOT 247 (A-247), LOT 248 (A-248), LOT 249 (A-249), LOT 250 (A-250), LOT 251 (A-251), LOT 252 (A-252), LOT 253 (A-253), LOT 254 (A-254), LOT 255 (A-255), LOT 256 (A-256), LOT 257 (A-257), LOT 258 (A-258), LOT 259 (A-259), LOT 260 (A-260), LOT 261 (A-261), LOT 262 (A-262), LOT 263 (A-263), LOT 264 (A-264), LOT 265 (A-265), LOT 266 (A-266), LOT 267 (A-267), LOT 268 (A-268), LOT 269 (A-269), LOT 270 (A-270), LOT 271 (A-271), LOT 272 (A-272), LOT 273 (A-273), LOT 274 (A-274), LOT 275 (A-275), LOT 276 (A-276), LOT 277 (A-277), LOT 278 (A-278), LOT 279 (A-279), LOT 280 (A-280), LOT 281 (A-281), LOT 282 (A-282), LOT 283 (A-283), LOT 284 (A-284), LOT 285 (A-285), LOT 286 (A-286), LOT 287 (A-287), LOT 288 (A-288), LOT 289 (A-289), LOT 290 (A-290), LOT 291 (A-291), LOT 292 (A-292), LOT 293 (A-293), LOT 294 (A-294), LOT 295 (A-295), LOT 296 (A-296), LOT 297 (A-297), LOT 298 (A-298), LOT 299 (A-299), LOT 300 (A-300), LOT 301 (A-301), LOT 302 (A-302), LOT 303 (A-303), LOT 304 (A-304), LOT 305 (A-305), LOT 306 (A-306), LOT 307 (A-307), LOT 308 (A-308), LOT 309 (A-309), LOT 310 (A-310), LOT 311 (A-311), LOT 312 (A-312), LOT 313 (A-313), LOT 314 (A-314), LOT 315 (A-315), LOT 316 (A-316), LOT 317 (A-317), LOT 318 (A-318), LOT 319 (A-319), LOT 320 (A-320), LOT 321 (A-321), LOT 322 (A-322), LOT 323 (A-323), LOT 324 (A-324), LOT 325 (A-325), LOT 326 (A-326), LOT 327 (A-327), LOT 328 (A-328), LOT 329 (A-329), LOT 330 (A-330), LOT 331 (A-331), LOT 332 (A-332), LOT 333 (A-333), LOT 334 (A-334), LOT 335 (A-335), LOT 336 (A-336), LOT 337 (A-337), LOT 338 (A-338), LOT 339 (A-339), LOT 340 (A-340), LOT 341 (A-341), LOT 342 (A-342), LOT 343 (A-343), LOT 344 (A-344), LOT 345 (A-345), LOT 346 (A-346), LOT 347 (A-347), LOT 348 (A-348), LOT 349 (A-349), LOT 350 (A-350), LOT 351 (A-351), LOT 352 (A-352), LOT 353 (A-353), LOT 354 (A-354), LOT 355 (A-355), LOT 356 (A-356), LOT 357 (A-357), LOT 358 (A-358), LOT 359 (A-359), LOT 360 (A-360), LOT 361 (A-361), LOT 362 (A-362), LOT 363 (A-363), LOT 364 (A-364), LOT 365 (A-365), LOT 366 (A-366), LOT 367 (A-367), LOT 368 (A-368), LOT 369 (A-369), LOT 370 (A-370), LOT 371 (A-371), LOT 372 (A-372), LOT 373 (A-373), LOT 374 (A-374), LOT 375 (A-375), LOT 376 (A-376), LOT 377 (A-377), LOT 378 (A-378), LOT 379 (A-379), LOT 380 (A-380), LOT 381 (A-381), LOT 382 (A-382), LOT 383 (A-383), LOT 384 (A-384), LOT 385 (A-385), LOT 386 (A-386), LOT 387 (A-387), LOT 388 (A-388), LOT 389 (A-389), LOT 390 (A-390), LOT 391 (A-391), LOT 392 (A-392), LOT 393 (A-393), LOT 394 (A-394), LOT 395 (A-395), LOT 396 (A-396), LOT 397 (A-397), LOT 398 (A-398), LOT 399 (A-399), LOT 400 (A-400), LOT 401 (A-401), LOT 402 (A-402), LOT 403 (A-403), LOT 404 (A-404), LOT 405 (A-405), LOT 406 (A-406), LOT 407 (A-407), LOT 408 (A-408), LOT 409 (A-409), LOT 410 (A-410), LOT 411 (A-411), LOT 412 (A-412), LOT 413 (A-413), LOT 414 (A-414), LOT 415 (A-415), LOT 416 (A-416), LOT 417 (A-417), LOT 418 (A-418), LOT 419 (A-419), LOT 420 (A-420), LOT 421 (A-421), LOT 422 (A-422), LOT 423 (A-423), LOT 424 (A-424), LOT 425 (A-425), LOT 426 (A-426), LOT 427 (A-427), LOT 428 (A-428), LOT 429 (A-429), LOT 430 (A-430), LOT 431 (A-431), LOT 432 (A-432), LOT 433 (A-433), LOT 434 (A-434), LOT 435 (A-435), LOT 436 (A-436), LOT 437 (A-437), LOT 438 (A-438), LOT 439 (A-439), LOT 440 (A-440), LOT 441 (A-441), LOT 442 (A-442), LOT 443 (A-443), LOT 444 (A-444), LOT 445 (A-445), LOT 446 (A-446), LOT 447 (A-447), LOT 448 (A-448), LOT 449 (A-449), LOT 450 (A-450), LOT 451 (A-451), LOT 452 (A-452), LOT 453 (A-453), LOT 454 (A-454), LOT 455 (A-455), LOT 456 (A-456), LOT 457 (A-457), LOT 458 (A-458), LOT 459 (A-459), LOT 460 (A-460), LOT 461 (A-461), LOT 462 (A-462), LOT 463 (A-463), LOT 464 (A-464), LOT 465 (A-465), LOT 466 (A-466), LOT 467 (A-467), LOT 468 (A-468), LOT 469 (A-469), LOT 470 (A-470), LOT 471 (A-471), LOT 472 (A-472), LOT 473 (A-473), LOT 474 (A-474), LOT 475 (A-475), LOT 476 (A-476), LOT 477 (A-477), LOT 478 (A-478), LOT 479 (A-479), LOT 480 (A-480), LOT 481 (A-481), LOT 482 (A-482), LOT 483 (A-483), LOT 484 (A-484), LOT 485 (A-485), LOT 486 (A-486), LOT 487 (A-487), LOT 488 (A-488), LOT 489 (A-489), LOT 490 (A-490), LOT 491 (A-491), LOT 492 (A-492), LOT 493 (A-493), LOT 494 (A-494), LOT 495 (A-495), LOT 496 (A-496), LOT 497 (A-497), LOT 498 (A-498), LOT 499 (A-499), LOT 500 (A-500), LOT 501 (A-501), LOT 502 (A-502), LOT 503 (A-503), LOT 504 (A-504), LOT 505 (A-505), LOT 506 (A-506), LOT 507 (A-507), LOT 508 (A-508), LOT 509 (A-509), LOT 510 (A-510), LOT 511 (A-511), LOT 512 (A-512), LOT 513 (A-513), LOT 514 (A-514), LOT 515 (A-515), LOT 516 (A-516), LOT 517 (A-517), LOT 518 (A-518), LOT 519 (A-519), LOT 520 (A-520), LOT 521 (A-521), LOT 522 (A-522), LOT 523 (A-523), LOT 524 (A-524), LOT 525 (A-525), LOT 526 (A-526), LOT 527 (A-527), LOT 528 (A-528), LOT 529 (A-529), LOT 530 (A-530), LOT 531 (A-531), LOT 532 (A-532), LOT 533 (A-533), LOT 534 (A-534), LOT 535 (A-535), LOT 536 (A-536), LOT 537 (A-537), LOT 538 (A-538), LOT 539 (A-539), LOT 540 (A-540), LOT 541 (A-541), LOT 542 (A-542), LOT 543 (A-543), LOT 544 (A-544), LOT 545 (A-545), LOT 546 (A-546), LOT 547 (A-547), LOT 548 (A-548), LOT 549 (A-549), LOT 550 (A-550), LOT 551 (A-551), LOT 552 (A-552), LOT 553 (A-553), LOT 554 (A-554), LOT 555 (A-555), LOT 556 (A-556), LOT 557 (A-557), LOT 558 (A-558), LOT 559 (A-559), LOT 560 (A-560), LOT 561 (A-561), LOT 562 (A-562), LOT 563 (A-563), LOT 564 (A-564), LOT 565 (A-565), LOT 566 (A-566), LOT 567 (A-567), LOT 568 (A-568), LOT 569 (A-569), LOT 570 (A-570), LOT 571 (A-571), LOT 572 (A-572), LOT 573 (A-573), LOT 574 (A-574), LOT 575 (A-575), LOT 576 (A-576), LOT 577 (A-577), LOT 578 (A-578), LOT 579 (A-579), LOT 580 (A-580), LOT 581 (A-581), LOT 582 (A-582), LOT 583 (A-583), LOT 584 (A-584), LOT 585 (A-585), LOT 586 (A-586), LOT 587 (A-587), LOT 588 (A-588), LOT 589 (A-589), LOT 590 (A-590), LOT 591 (A-591), LOT 592 (A-592), LOT 593 (A-593), LOT 594 (A-594), LOT 595 (A-595), LOT 596 (A-596), LOT 597 (A-597), LOT 598 (A-598), LOT 599 (A-599), LOT 600 (A-600), LOT 601 (A-601), LOT 602 (A-602), LOT 603 (A-603), LOT 604 (A-604), LOT 605 (A-605), LOT 606 (A-606), LOT 607 (A-607), LOT 608 (A-608), LOT 609 (A-609), LOT 610 (A-610), LOT 611 (A-611), LOT 612 (A-612), LOT 613 (A-613), LOT 614 (A-614), LOT 615 (A-615), LOT 616 (A-616), LOT 617 (A-617), LOT 618 (A-618), LOT 619 (A-619), LOT 620 (A-620), LOT 621 (A-621), LOT 622 (A-622), LOT 623 (A-623), LOT 624 (A-624), LOT 625 (A-625), LOT 626 (A-626), LOT 627 (A-627), LOT 628 (A-628), LOT 629 (A-629), LOT 630 (A-630), LOT 631 (A-631), LOT 632 (A-632), LOT 633 (A-633), LOT 634 (A-634), LOT 635 (A-635), LOT 636 (A-636), LOT 637 (A-637), LOT 638 (A-638), LOT 639 (A-639), LOT 640 (A-640), LOT 641 (A-641), LOT 642 (A-642), LOT 643 (A-643), LOT 644 (A-644), LOT 645 (A-645), LOT 646 (A-646), LOT 647 (A-647), LOT 648 (A-648), LOT 649 (A-649), LOT 650 (A-650), LOT 651 (A-651), LOT 652 (A-652), LOT 653 (A-653), LOT 654 (A-654), LOT 655 (A-655), LOT 656 (A-656), LOT 657 (A-657), LOT 658 (A-658), LOT 659 (A-659), LOT 660 (A-660), LOT 661 (A-661), LOT 662 (A-662), LOT 663 (A-663), LOT 664 (A-664), LOT 665 (A-665), LOT 666 (A-666), LOT 667 (A-667), LOT 668 (A-668), LOT 669 (A-669), LOT 670 (A-670), LOT 671 (A-671), LOT 672 (A-672), LOT 673 (A-673), LOT 674 (A-674), LOT 675 (A-675), LOT 676 (A-676), LOT 677 (A-677), LOT 678 (A-678), LOT 679 (A-679), LOT 680 (A-680), LOT 681 (A-681), LOT 682 (A-682), LOT 683 (A-683), LOT 684 (A-684), LOT 685 (A-685), LOT 686 (A-686), LOT 687 (A-687), LOT 688 (A-688), LOT 689 (A-689), LOT 690 (A-690), LOT 691 (A-691), LOT 692 (A-692), LOT 693 (A-693), LOT 694 (A-694), LOT 695 (A-695), LOT 696 (A-696), LOT 697 (A-697), LOT 698 (A-698), LOT 699 (A-699), LOT 700 (A-700), LOT 701 (A-701), LOT 702 (A-702), LOT 703 (A-703), LOT 704 (A-704), LOT 705 (A-705), LOT 706 (A-706), LOT 707 (A-707), LOT 708 (A-708), LOT 709 (A-709), LOT 710 (A-710), LOT 711 (A-711), LOT 712 (A-712), LOT 713 (A-713), LOT 714 (A-714), LOT 715 (A-715), LOT 716 (A-716), LOT 717 (A-717), LOT 718 (A-718), LOT 719 (A-719), LOT 720 (A-720), LOT 721 (A-721), LOT 722 (A-722), LOT 723 (A-723), LOT 724 (A-724), LOT 725 (A-725), LOT 726 (A-726), LOT 727 (A-727), LOT 728 (A-728), LOT 729 (A-729), LOT 730 (A-730), LOT 731 (A-731), LOT 732 (A-732), LOT 733 (A-733), LOT 734 (A-734), LOT 735 (A-735), LOT 736 (A-736), LOT 737 (A-737), LOT 738 (A-738), LOT 739 (A-739), LOT 740 (A-740), LOT 741 (A-741), LOT 742 (A-742), LOT 743 (A-743), LOT 744 (A-744), LOT 745 (A-745), LOT 746 (A-746), LOT 747 (A-747), LOT 748 (A-748), LOT 749 (A-749), LOT 750 (A-750), LOT 751 (A-751), LOT 752 (A-752), LOT 753 (A-753), LOT 754 (A-754), LOT 755 (A-755), LOT 756 (A-756), LOT 757 (A-757), LOT 758 (A-758), LOT 759 (A-759), LOT 760 (A-760), LOT 761 (A-761), LOT 762 (A-762), LOT 763 (A-763), LOT 764 (A-764), LOT 765 (A-765), LOT 766 (A-766), LOT 767 (A-767), LOT 768 (A-768), LOT 769 (A-769), LOT 770 (A-770), LOT 771 (A-771), LOT 772 (A-772), LOT 773 (A-773), LOT 774 (A-774), LOT 775 (A-775), LOT 776 (A-776), LOT 777 (A-777), LOT 778 (A-778), LOT 779 (A-779), LOT 780 (A-780), LOT 781 (A-781), LOT 782 (A-782), LOT 783 (A-783), LOT 784 (A-784), LOT 785 (A-785), LOT 786 (A-786), LOT 787 (A-787), LOT 788 (A-788), LOT 789 (A-789), LOT 790 (A-790), LOT 791 (A-791), LOT 792 (A-792), LOT 793 (A-793), LOT 794 (A-794), LOT 795 (A-795), LOT 796 (A-796), LOT 797 (A-797), LOT 798 (A-798), LOT 799 (A-799), LOT 800 (A-800), LOT 801 (A-801), LOT 802 (A-802), LOT 803 (A-803), LOT 804 (A-804), LOT 805 (A-805), LOT 806 (A-806), LOT 807 (A-807), LOT 808 (A-808), LOT 809 (A-809), LOT 810 (A-810), LOT 811 (A-811), LOT 812 (A-812), LOT 813 (A-813), LOT 814 (A-814), LOT 815 (A-815), LOT 816 (A-816), LOT 817 (A-817), LOT 818 (A-818), LOT 819 (A-819), LOT 820 (A-820), LOT 821 (A-821), LOT 822 (A-822), LOT 823 (A-823), LOT 824 (A-824), LOT 825 (A-825), LOT 826 (A-826), LOT 827 (A-827), LOT 828 (A-828), LOT 829 (A-829), LOT 830 (A-830), LOT 831 (A-831), LOT 832 (A-832), LOT 833 (A-833), LOT 834 (A-834), LOT 835 (A-835), LOT 836 (A-836), LOT 837 (A-837), LOT 838 (A-838), LOT 839 (A-839), LOT 840 (A-840), LOT 841 (A-841), LOT 842 (A-842), LOT 843 (A-843), LOT 844 (A-844), LOT 845 (A-845), LOT 846 (A-846), LOT 847 (A-847), LOT 848 (A-848), LOT 849 (A-849), LOT 850 (A-850), LOT 851 (A-851), LOT 852 (A-852), LOT 853 (A-853), LOT 854 (A-854), LOT 855 (A-855), LOT 856 (A-856), LOT 857 (A-857), LOT 858 (A-858), LOT 859 (A-859), LOT 860 (A-860), LOT 861 (A-861), LOT 862 (A-862), LOT 863 (A-863), LOT 864 (A-864), LOT 865 (A-865), LOT 866 (A-866), LOT 867 (A-867), LOT 868 (A-868), LOT 869 (A-869), LOT 870 (A-870), LOT 871 (A-871), LOT 872 (A-872), LOT 873 (A-873), LOT 874 (A-874), LOT 875 (A-875), LOT 876 (A-876), LOT 877 (A-877), LOT 878 (A-878), LOT 879 (A-879), LOT 880 (A-880), LOT 881 (A-881), LOT 882 (A-882), LOT 883 (A-883), LOT 884 (A-884), LOT 885 (A-885), LOT 886 (A-886), LOT 887 (A-887), LOT 888 (A-888), LOT 889 (A-889), LOT 890 (A-890), LOT 891 (A-891), LOT 892 (A-892), LOT 893 (A-893), LOT 894 (A-894), LOT 895 (A-895), LOT 896 (A-896), LOT 897 (A-897), LOT 898 (A-898), LOT 899 (A-899), LOT 900 (A-900), LOT 901 (A-901), LOT 902 (A-902), LOT 903 (A-903), LOT 904 (A-904), LOT 905 (A-905), LOT 906 (A-906), LOT 907 (A-907), LOT 908 (A-908), LOT 909 (A-909), LOT 910 (A-910), LOT 911 (A-911), LOT 912 (A-912), LOT 913 (A-913), LOT 914 (A-914), LOT 915 (A-915), LOT 916 (A-916), LOT 917 (A-917), LOT 918 (A-918), LOT 919 (A-919), LOT 920 (A-920), LOT 921 (A-921), LOT 922 (A-922), LOT 923 (A-923), LOT 924 (A-924), LOT 925 (A-925), LOT 926 (A-926), LOT 927 (A-927), LOT 928 (A-928), LOT 929 (A-929), LOT 930 (A-930), LOT 931 (A-931), LOT 932 (A-932), LOT 933 (A-933), LOT 934 (A-934), LOT 935 (A-935), LOT 936 (A-936), LOT 937 (A-937), LOT 938 (A-938), LOT 939 (A-939), LOT 940 (A-940), LOT 941 (A-941), LOT 942 (A-942), LOT 943 (A-943), LOT 944 (A-944), LOT 945 (A-945), LOT 946 (A-946), LOT 947 (A-947), LOT 948 (A-948), LOT 949 (A-949), LOT 950 (A-950), LOT 951 (A-951), LOT 952 (A-952), LOT 953 (A-953), LOT 954 (A-95



*Flores & Company Inc.  
Consulting Engineers*

May 25, 2007

Administrative Exception / Variance Request Review  
c/o Development Services Staff  
City of San Antonio  
1901 S. Alamo Street  
San Antonio, Texas 78204

Re: VKB Partners Subdivision  
Plat No. 070341  
35-506(d)(1)

- ☒ Administrative Exception  
☐ Environmental Variance  
☐ Subdivision Platting Variance - Time Extension

Dear COSA DSD,

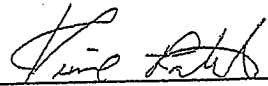
In accordance with section 35-436 of the City of San Antonio Unified Development Code, we hereby request an administrative exception to section 35-506(d)(1) of the UDC, as it pertains to public right-of-way width for the VKB Partners Subdivision.

This project site has a historical building located along the right-of-way of S. Laredo Street (See attached photos and survey). The city's current specification would require a minimum of 2.2 foot dedication to satisfy the UDC standards. However, any kind of dedication would encroach into the historical building.

We feel that since the building is protected by its historical designation and this area of S. Laredo is entirely developed, no adverse impact will be created by approving our request for administrative exception of the right-of-way dedication and isn't undermining the intent of the UDC. We therefore request your consideration and approval to this administrative exception.

Sincerely,  
Flores & Company Inc.

  
\_\_\_\_\_  
Art Flores

  
\_\_\_\_\_  
Vimal Patel (Owner)



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

**Project:** VKB Partners Subdivision

**Address:**

**A/P #/PPR #/Plat#:** Plat# 070341

**AEVR #:**

**AEVR Submittal Date:** 05/25/2007

**AEVR Submitted by:** Art Flores, Owner's Agent

**Issue:** Substandard Existing Streets – Right-of-Way (ROW) Dedication

**Code Sections:** 2006 Unified Development Code (UDC), Section 35-506 (d)(9), Table 506-3

**By:**

The Development Services Department (DSD) Director has reviewed the information presented in Mr. Flores' letter dated May 25, 2007. Please refer to the attached Ferguson Map grid for approximate location. Also refer to the applicant's letter and site plan for more information.

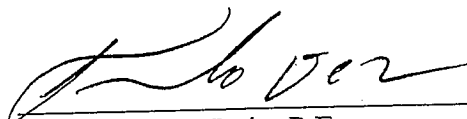
The Unified Development Code (UDC) – Article V, Section 35-506 (d)(9), Table 506-3, Substandard Existing Streets – ROW Dedication, requires that S. Laredo be a minimum ROW of sixty feet (60'), which would require the applicant to dedicate two and two tenths feet (2.2') feet along S. Laredo along the entire property frontage. Currently, the applicant does not wish to dedicate any ROW.

The DSD Director recommends that the following note be placed on the plat to allow a deferred ROW dedication condition:

Prior to the application for a building permit on the existing building structure, the applicant shall be required to replat the property to indicate compliance with the most current setback and Right-Of-Way (ROW) dedication requirements along all affected ROWs and/or properties. Whether by voluntary or involuntary action, if a structural component (e.g., load bearing column or beam) of the existing building's Northwest Wing requires removal, reconstruction, or repair; or major exterior renovation/remodeling occurs, the property shall be replatted to indicate compliance with the most current setback and Right-Of-Way (ROW) dedication requirements along all affected ROW's.

DECISION: APPROVAL OF VARIANCE WITH CONDITIONS

I have reviewed the AEVR Analysis and concur with the decision.

  
\_\_\_\_\_  
Fernando J. De León, P.E.  
Assistant Director  
DSD

3/4/08  
Date

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 22 March 26, 2008

WESTOVER MEDICAL PARK  
SUBDIVISION NAME

MAJOR PLAT

080051  
PLAT #

**COUNCIL DISTRICT:** 6

**FERGUSON MAP GRID:** 612 E-1

**OWNER:** Double Stone 307 Westover, LLC, by Joseph S. Eaton

**ENGINEER:** Pape-Dawson Engineers Inc., by Dennis Rion, P.E.

**CASE MANAGER:** Robert Lombrano, Planner (207-5014)

**Date filed with Planning Commission:** March 10, 2008

**Location:** East of the intersection of S.H. 151 and Military Drive West.

**Services Available:** SAWS Water and Sewer

**Zoning:** C-3 Commercial District  
GC2 Gateway Corridor

**Plat is in accordance with:**

MDP #110-C Westover Hills was accepted on December 4, 2002.

**Proposed Use:** Medical Office and Commercial

**Major Thoroughfare:** Military Drive West and Rogers Road are secondary arterials, Type A, minimum R.O.W. 86 feet. State Highway 151 is a Freeway.

---

**APPCANT'S PROPOSAL**

To plat **22.30** acres consisting of **11** non-single family lots.

**DISCUSSION:**

The Development Services Department has cited: Section 35-515 (c) (4) of the UDC regarding Lot Frontage. The applicants engineer has submitted a request for variances to the requirements.

The Development Services Director have granted the variance to section 35-515 (c) (4) of the UDC regarding Lot Frontage as indicated in the attached report.

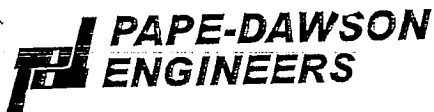
**STAFF RECOMMENDATION:**

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned variance. With regards to the variance, staff does concur with the applicant's justification, therefore, the Director of Development Services recommends approval of the variance and plat.









LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

March 6, 2008

Mr. Fernando De Leon  
Assistant Development Services Director  
Development Services Department  
City of San Antonio  
1901 S. Alamo  
San Antonio, TX 78204

Re: Westover Medical Park  
Plat Number 080051  
Administrative Exception/Variance Request to UDC 35-515 (c) (4) Pertaining to Lot  
Frontage

Dear Mr. De Leon:

Kindly consider this letter as a formal request for an Administrative Exception/Variance to UDC 35-515 (c) (4) "Lot Frontage." We believe that this is a reasonable request and while not in full compliance with the UDC, we believe this specific request adheres to its spirit and intent and is in the public interest.

The proposed site is located at the northeast corner of the intersection of State Highway 151 and Military Drive West and is currently undeveloped. The site is currently being platted as Lot 1 through 12, Block 51, N.B.C. 17642 of the Westover Medical Park Subdivision (see attached exhibit).

The Development Services Building Permit Department has reviewed the proposed plat and indicated an Administrative Exception/Variance to UDC Section 35-515 (c) (4) "Lot Frontage" of the City of San Antonio UDC will be required prior to plat approval of this proposed subdivision.

UDC 35-515 (c) (4) indicates that all lots shall front on a public or private street and shall have a minimum frontage as defined in UDC 35-310. By this Administrative Exception/Variance Request, we are requesting that access to Lots 4, 5 and 6, which do not have direct frontage onto a public street, be allowed to obtain access to a public street by way of platted irrevocable ingress/egress easements across adjacent platted lots. The three lots (Lots 4, 5 & 6) and associated ingress/egress easements are shown on the attached exhibit.

It is our understanding that the Development Services staff & TAC have recommended approval of the "PAC-2" changes to the UDC which include revisions to 35-430 Applicability & General Rules (a) Subdivisions subject to this Section (1).... "For purposes of this subsection, access shall mean a minimum frontage of twenty (20) feet on a platted public or private street, or an irrevocable ingress/egress easement".

We are requesting to utilize an irrevocable ingress/egress easement to access Lots 4, 5 and 6 as shown on the attached exhibit. We believe this method to provide access is in accordance with City staff and TAC recommendations.

- 1.) *If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property.*

Given strict compliance with UDC 35-515 and without approval of this variance, very unnatural platting limits must be provided which serve no purpose and materially complicate the routing of access roads and utilities. The platting limits would likely restrict buildable area within the subdivision.

- 2.) *The hardship relates to the applicant's land, rather than personal circumstance.*

The configuration of the land requires internal lots.

- 3.) *The hardship is unique, or nearly so, rather than one shared by many surrounding property owners.*

The development of this property is unique to the configuration of the property and its use as a multiple lot medical office park intended to serve the expanding medical presence in the Westover Hills area.

- 4.) *The hardship is not the result of the applicant's own actions.*

The hardship is based on the configuration of the land.

- 5.) *The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations.*

The granting of this variance will not affect any other property and will not prevent the orderly subdivision of other property.

Westover Medical Park  
Administrative Exception Variance Request  
March 6, 2008  
Page 3 of 3

In our professional opinion, this proposed Administrative Exception Request remains in harmony with the spirit and intent of the UDC, as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,  
Pape-Dawson Engineers, Inc.



Todd Blackmon, P.E.  
Sr. Project Manager

Attachments

P:\68\65\00\Word\080229a1 Variance.Doc

For Office Use Only:      AEVR#: \_\_\_\_\_      Date Received: \_\_\_\_\_

DSD – Director Official Action:

\_\_\_ APPROVED      \_\_\_ APPROVED W/ COMMENTS      \_\_\_ DENIED

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Westover Medical Park
Address:	
A/P #/PPR #/Plat#:	Plat# 080051
AEVR #:	
AEVR Submittal Date:	03/10/2008
AEVR Submitted by:	Todd Blackmon, Sr. Project Engineer
Issue:	Lot Frontage
Code Sections:	2007 Unified Development Code (UDC), Section 35-515 (C)(4)
By:	Juan M. Ramirez, P.E.

The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Mr. Blackmon's letter dated March 6, 2008. The proposed plat is located along W. Military Drive and the access road of SH 151.

**Response to Section 35-515(c) (4) Lot Frontage - Variance:** The proposed development consists of 12 commercial lots on 20.56 acres. The proposed development is in the vicinity of W. Military Drive and the access road of SH 151 in District 6 within the City of San Antonio City Limits.

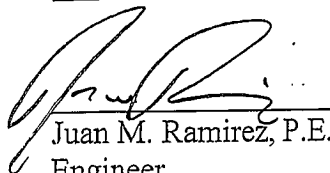
The Unified Development Code (UDC) – Article V, Section 35-515 (c) (4), Lot Layout Regulations – Frontage, requires that all lots shall front on a public or private street and shall have a minimum frontage width as indicated in section 35-310. Currently, the applicant does not meet these requirements. DSD AEVRC agrees with the applicants' analysis for the following reason:

The applicant is planning to plat an irrevocable ingress/egress easement that would serve as a means of access to the land lock portion in question (Lots 4, 5, & 6).

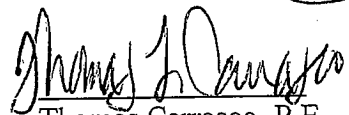
The AEVRC believes the proposed variance **does** meet the intent of the UDC and is therefore supported.

RECOMMEND APPROVAL OF VARIANCE:

Agree/Disagree:

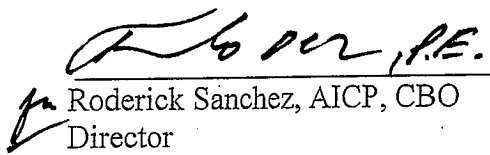
  
Juan M. Ramirez, P.E.  
Engineer  
DSD – Land Development Engineering

3-10-08  
Date

  
Thomas Carrasco, P.E.  
Chief Engineer  
Development Services Department

3/10/08  
Date

I have reviewed the AEVR Analysis and concur with the recommendation.

  
Roderick Sanchez, AICP, CBO  
Director  
Development Services Department

**PLANNING COMMISSION  
FLOODPLAIN PERMIT VARIANCE REQUEST**

AGENDA ITEM NO: 23 March 27, 2008

**POTRANCO MARKET**

**#FPV 08-001**

**COUNCIL DISTRICT:** 4

**FERGUSON MAP GRID:** 612 A-5

**OWNER:** Herbert L. Levin

**ENGINEER:** Pape Dawson Engineers, by Troy Dorman

**CASE MANAGER:** Ernest Brown, Planner (210) 207-5017

**Location:** 325 W. Loop 1604

**Proposed Use:** Commercial

---

**APPLICANT'S REQUEST:**

The applicant has requested a variance to the flood plain requirement in conjunction with the building permit process.

**DISCUSSION:**

The Department of Public Works has responded to the variance request as indicated in their attached report and do not object to the granting of the variance.

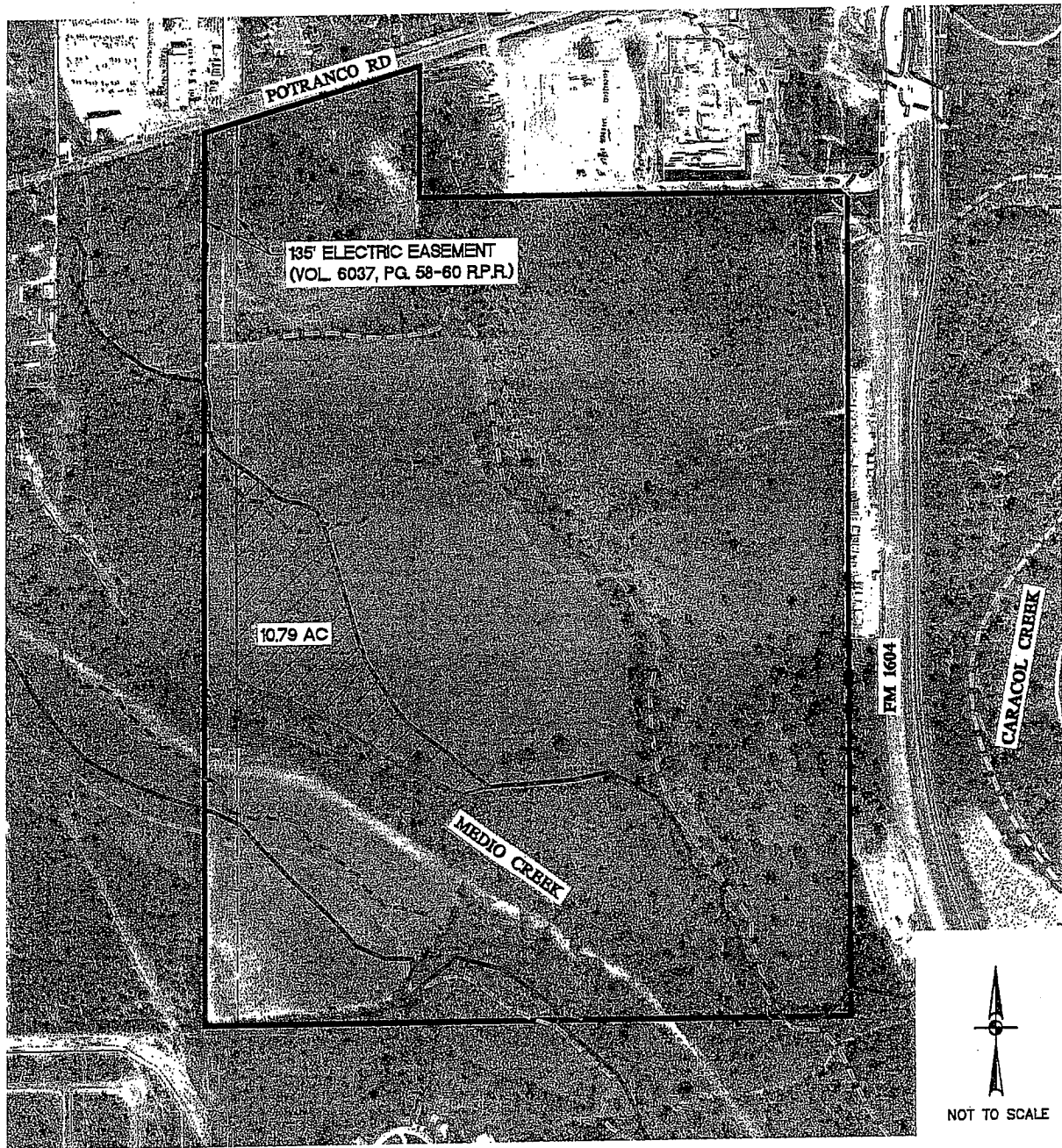
This item was previously scheduled for the January 9, 2008 Planning Commission meeting.

**STAFF RECOMMENDATION:**

The Director of Public Works recommends **approval** of the floodplain variance request for the following reasons:

The variance requested is from the UDC Appendix F- Subdivision C, Section A, paragraph (f)(18), which prohibits 100-year floodplain reclamation for properties where the upstream watershed drainage area is greater than 320 acres.

The granting of this variance would support the intent of the City of San Antonio Floodplain ordinances, which is to preserve riverine floodplain areas in their natural condition.



# **LEGEND**

1% ANNUAL CHANCE PROPOSED  
ULTIMATE DEVELOPMENT FLOODPLAIN

1% ANNUAL CHANCE DFFIRM FLOODPLAIN

1% ANNUAL CHANCE FEMA  
EFFECTIVE FLOODPLAIN

MEDIO CREEK CENTERLINE

SITE BOUNDARY

TREE AREA

JOB NO. 654301  
DATE FEBRUARY 2001  
DESIGNER MJ  
CHECKED - DRAIN TRA  
SHEET EX A

**POTRANCO MARKET  
TREE AREA EXHIBIT "A"  
SAN ANTONIO, TX**

**PAPE-DAWSON  
ENGINEERS**

605 EAST RAINEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.376.8000  
FAX: 210.376.8010

Delic Feb 22, 2008, 6:21pm User ID: TMaximide  
File F:\93\93\01\Design\Chil\930222-TSA-TREES-EXA.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.





March 6, 2008

Mr. Robert J. Browning, PE, CFM  
City of San Antonio, Dept. of Public Works  
1901 South Alamo  
San Antonio, Texas 78204

via electronic and regular mail

RE: Potranco Market – Floodplain Variance Requests  
Floodplain Development Permit Numbers **FPV 08-001** and **FPV 08-002**  
Approximately 200 Acres Located at 325 West Loop 1604 ("Property")

Dear Mr. Browning:

As the owner of the described Property, the undersigned respectfully submits this updated letter confirming our agreement with you and the City Arborist (subject to your signatures below) to the conditions recommended by City staff in connection with our requested floodplain variance. This letter supersedes any previously sent letters.

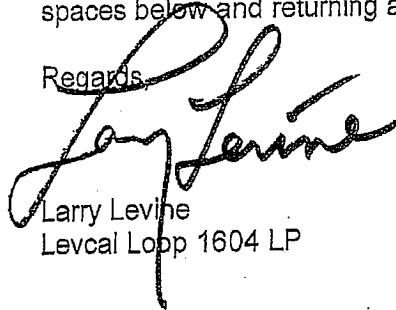
- 1) The approximately 10-acre portion of the former farmland that remains in the floodplain (see attached Exhibit A) will be restored to a more natural, riverine state. Owner will plant a number of trees in this area that corresponds to 50 trees per acre. The trees will be a minimum of ½ caliper inch (1 gallon or 5 gallon trees). The City Arborist is only requiring a survivability guarantee for fifty percent of the trees. The trees' survivability will be guaranteed for two years after planting. The trees will be included in the tree mitigation calculations for the entire site. In accordance with Section Sec. 35-523(m)(1) of the City Code, the City Arborist agreed to grant variances to include these trees in the tree mitigation calculations. The trees will be planted after the issuance of the Site Work Permit and during the construction of the improvements described in the Floodplain Development Permit Numbers FPV 08-001 and FPV 08-002.
- 2) Owner will enter into a Maintenance Agreement addressing the two-year survivability guaranty for the trees described in #1, above. The Maintenance Agreement will also address Owner's inspection and maintenance responsibilities during the period in which the 10-acre area is being returned to a riverine condition, including inspecting the area at least 4 times per year, including after significant storm events, to assure proper operation of the floodplain, and removing silt debris and litter during those inspections.

Robert Browning  
March 6, 2008  
Page 2 of 2

- 3) 4.75 acres was removed from the reclamation area and will remain in the floodplain area (see attached Exhibit B). This area includes most of the significant trees on the overall site, and those trees will be preserved. Removal of this 4.75-acre area from the reclamation area creates less disturbance of land in the natural floodplain area and saves a significant number of trees.
- 4) You and relevant staff will support our floodplain variance requests.

Please let me know if you or your staff members require additional information or have any questions. Thank you for your assistance with this project. Please indicate your agreement and the City Arborist's agreement with the terms of this letter by signing in the spaces below and returning a copy to me.

Regards,



Larry Levine  
Levcal Loop 1604 LP

AGREED TO:

\_\_\_\_\_  
Robert J. Browning, Dept. of Public Works, City of San Antonio

\_\_\_\_\_  
Date

\_\_\_\_\_  
Debbie Reid, City Arborist, City of San Antonio

\_\_\_\_\_  
Date

Enclosure

cc: Fernando De León, City of San Antonio (via electronic mail)  
Debbie Reid, City of San Antonio (via electronic mail)  
Diane Bartlett, Bexar County (via electronic mail)  
John Hoag, Levcal Loop 1604 LP (via electronic mail)  
Matt Johnson, Pape Dawson Engineers (via electronic mail)  
Michele Haussmann, Drenner & Golden Stuart Wolff, LP (via electronic mail)

**CITY OF SAN ANTONIO**  
**DEPARTMENT OF PUBLIC WORKS**  
**Interdepartmental Correspondence Sheet**

**TO:** City of San Antonio Planning Commission  
Murray H. Van Eman, Chairman

**FROM:** Majed A. Al-Ghafry, Director of Public Works *3/17/08*

**COPIES TO:** W. Erwin Burden, P.E., C.F.M., *WEB 3/17/08*  
Robert Browning P.E., C.F.M.,  
Alice Renobato, file

**SUBJECT:** Floodplain Development Permit Variance Request: FPV 08-001; FPV 08-002  
Potranco Market

**DATE:** March 10, 2008

---

Storm Water Engineering Division of the Department of Public Works has reviewed two requests for variances to the floodplain requirements as submitted by Pape Dawson Engineers on behalf of their client LEVCAL Loop 1604, LP, for the above mentioned project.

The first variance requested is from the UDC Appendix F – Subdivision C, Section A, paragraph (f)(18) which prohibits 100-year floodplain reclamation for properties where the upstream watershed drainage area is greater than 320 acres.

The second variance is requested from UDC Appendix F- Subdivision C, Section A, paragraph (f)(21) which prohibits 100-year floodplain reclamation in overbank areas subject to flooding depths greater than 3 feet and/or where flood velocities in the overbank area are greater than 3 feet per second.

It is recommended by the Department of Public Works that the variances be approved for the reasons cited below:

- The granting of these variances would support the intent of the City of San Antonio Floodplain ordinances, which is to preserve riverine floodplain areas in their natural condition.
- The developer has proposed to restore approximately 10.8 acres of former farmland in the floodplain to a more natural riverine state by planting indigenous tree saplings and guaranteeing their survivability.
- The developer has agreed not to reclaim any floodplain that is currently in its natural riverine state.
- The proposed project will not adversely affect upstream or downstream properties.

Please contact Joseph Sandoval, E.I.T. at 207-0183 or Robert Browning, P.E., C.F.M. at 207-5890 if you have any questions or require additional information.

WEB/js

**PLANNING COMMISSION**  
**FLOODPLAIN PERMIT VARIANCE REQUEST**  
AGENDA ITEM NO: 24 March 27, 2008

**POTRANCO MARKET**

**#FPV 08-002**

**COUNCIL DISTRICT:** 4

**FERGUSON MAP GRID:** 612 A-5

**OWNER:** Herbert L. Levin

**ENGINEER:** Pape Dawson Engineers, by Troy Dorman

**CASE MANAGER:** Ernest Brown, Planner (210) 207-5017

**Location:** 325 W. Loop 1604

**Proposed Use:** Commercial

---

**APPLICANT'S REQUEST:**

The applicant has requested a variance to the flood plain requirement in conjunction with the building permit process.

**DISCUSSION:**

The Department of Public Works has responded to the variance request as indicated in their attached report and do not object to the granting of the variance.

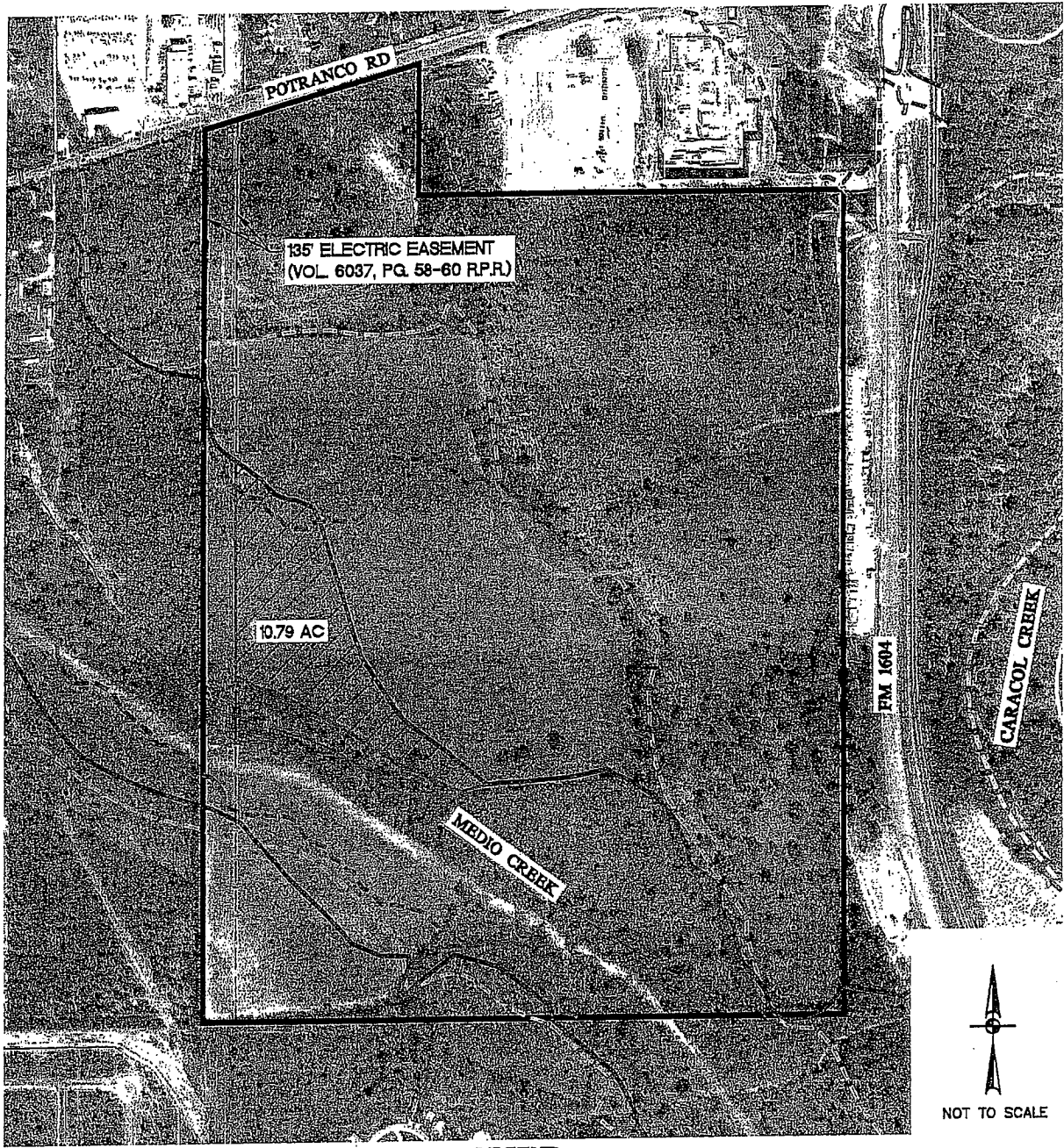
This item was previously schedule for the January 9, 2008 Planning Commission meeting.

**STAFF RECOMMENDATION:**

The Director of Public Works recommend **approval** of the floodplain variance request for the following reasons as outlined in their attached report:

The variance requested is from the UDC Appendix F- Subdivision C, Section A, paragraph (f)(21), which prohibits 100-year floodplain reclamation in overbank areas subject to flooding depths greater than 3 feet and/or where flood velocities in the overbank area are greater than 3 feet per second

The granting of this variance would support the intent of the City of San Antonio Floodplain ordinances, which is to preserve riverine floodplain areas in their natural condition.



**LEGEND**

1% ANNUAL CHANCE PROPOSED  
ULTIMATE DEVELOPMENT FLOODPLAIN

1% ANNUAL CHANCE DIRM FLOODPLAIN

1% ANNUAL CHANCE FEMA  
EFFECTIVE FLOODPLAIN

MEDIO CREEK CENTERLINE

SITE BOUNDARY

TREE AREA

JOB NO. 054301  
DATE FEBRUARY 2001  
DESIGNER MJ  
CHECKED DRAIN TBA  
SHEET EX A

**POTRANCO MARKET  
TREE AREA EXHIBIT "A"  
SAN ANTONIO, TX**

**PAPE-DAWSON  
ENGINEERS**

505 EAST RANSLEY | SAN ANTONIO TEXAS 78216 | PHONE: 210-375-9000  
FAX: 210-375-9010

Book: Feb. 22, 2003, 6:21pm User: D:\Alexander  
File: P:\651\431\01\Design\Chil\ExhibitA\050222-TSA-TREES-EX\_A.dwg



March 6, 2008

Mr. Robert J. Browning, PE, CFM  
City of San Antonio, Dept. of Public Works  
1901 South Alamo  
San Antonio, Texas 78204

via electronic and regular mail

RE: Potranco Market – Floodplain Variance Requests  
Floodplain Development Permit Numbers **FPV 08-001** and **FPV 08-002**  
Approximately 200 Acres Located at 325 West Loop 1604 ("Property")

Dear Mr. Browning:

As the owner of the described Property, the undersigned respectfully submits this updated letter confirming our agreement with you and the City Arborist (subject to your signatures below) to the conditions recommended by City staff in connection with our requested floodplain variance. This letter supersedes any previously sent letters.

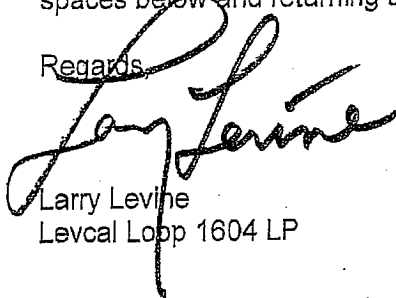
- 1) The approximately 10-acre portion of the former farmland that remains in the floodplain (see attached Exhibit A) will be restored to a more natural, riverine state. Owner will plant a number of trees in this area that corresponds to 50 trees per acre. The trees will be a minimum of ½ caliper inch (1 gallon or 5 gallon trees). The City Arborist is only requiring a survivability guarantee for fifty percent of the trees. The trees' survivability will be guaranteed for two years after planting. The trees will be included in the tree mitigation calculations for the entire site. In accordance with Section Sec. 35-523(m)(1) of the City Code, the City Arborist agreed to grant variances to include these trees in the tree mitigation calculations. The trees will be planted after the issuance of the Site Work Permit and during the construction of the improvements described in the Floodplain Development Permit Numbers FPV 08-001 and FPV 08-002.
- 2) Owner will enter into a Maintenance Agreement addressing the two-year survivability guaranty for the trees described in #1, above. The Maintenance Agreement will also address Owner's inspection and maintenance responsibilities during the period in which the 10-acre area is being returned to a riverine condition, including inspecting the area at least 4 times per year, including after significant storm events, to assure proper operation of the floodplain, and removing silt debris and litter during those inspections.

Robert Browning  
March 6, 2008  
Page 2 of 2

- 3) 4.75 acres was removed from the reclamation area and will remain in the floodplain area (see attached Exhibit B). This area includes most of the significant trees on the overall site, and those trees will be preserved. Removal of this 4.75-acre area from the reclamation area creates less disturbance of land in the natural floodplain area and saves a significant number of trees.
- 4) You and relevant staff will support our floodplain variance requests.

Please let me know if you or your staff members require additional information or have any questions. Thank you for your assistance with this project. Please indicate your agreement and the City Arborist's agreement with the terms of this letter by signing in the spaces below and returning a copy to me.

Regards,



Larry Levine  
Levcal Loop 1604 LP

AGREED TO:

\_\_\_\_\_  
Robert J. Browning, Dept. of Public Works, City of San Antonio

\_\_\_\_\_  
Date

\_\_\_\_\_  
Debbie Reid, City Arborist, City of San Antonio

\_\_\_\_\_  
Date

Enclosure

cc: Fernando De León, City of San Antonio (via electronic mail)  
Debbie Reid, City of San Antonio (via electronic mail)  
Diane Bartlett, Bexar County (via electronic mail)  
John Hoag, Levcal Loop 1604 LP (via electronic mail)  
Matt Johnson, Pape Dawson Engineers (via electronic mail)  
Michele Haussmann, Drenner & Golden Stuart Wolff, LP (via electronic mail)

**CITY OF SAN ANTONIO**  
**DEPARTMENT OF PUBLIC WORKS**  
Interdepartmental Correspondence Sheet

**TO:** City of San Antonio Planning Commission  
Murray H. Van Eman, Chairman

**FROM:** Majed A. Al-Ghafry, Director of Public Works *3/17/08*

**COPIES TO:** W. Erwin Burden, P.E., C.F.M., *WEB 3/17/08*  
Robert Browning P.E., C.F.M.,  
Alice Renobato, file

**SUBJECT:** Floodplain Development Permit Variance Request: FPV 08-001; FPV 08-002  
Potranco Market

**DATE:** March 10, 2008

---

Storm Water Engineering Division of the Department of Public Works has reviewed two requests for variances to the floodplain requirements as submitted by Pape Dawson Engineers on behalf of their client LEVCAL Loop 1604, LP, for the above mentioned project.

The first variance requested is from the UDC Appendix F – Subdivision C, Section A, paragraph (f)(18) which prohibits 100-year floodplain reclamation for properties where the upstream watershed drainage area is greater than 320 acres.

The second variance is requested from UDC Appendix F- Subdivision C, Section A, paragraph (f)(21) which prohibits 100-year floodplain reclamation in overbank areas subject to flooding depths greater than 3 feet and/or where flood velocities in the overbank area are greater than 3 feet per second.

It is recommended by the Department of Public Works that the variances be approved for the reasons cited below:

- The granting of these variances would support the intent of the City of San Antonio Floodplain ordinances, which is to preserve riverine floodplain areas in their natural condition.
- The developer has proposed to restore approximately 10.8 acres of former farmland in the floodplain to a more natural riverine state by planting indigenous tree saplings and guaranteeing their survivability.
- The developer has agreed not to reclaim any floodplain that is currently in its natural riverine state.
- The proposed project will not adversely affect upstream or downstream properties.

Please contact Joseph Sandoval, E.I.T. at 207-0183 or Robert Browning, P.E., C.F.M. at 207-5890 if you have any questions or require additional information.



**P/C AGENDA FOR MARCH 26, 2008**

Item Number	Plat Name	Company	Owner Information
5A/ 6	Ridge Creek	Pape-Dawson Engineers, Inc.	IH-10 Partners, LTD.
5B/ 7	Hilltops at the Dominion, Phase 1	Pape-Dawson Engineers, Inc.	Intco Development of Texas, Inc.
8	Cresta Bella	Jacobs Carter Burgess	BP Hwy 10 San Antonio, LTD.
9	Two Creeks Unit 5 PUD	Pape-Dawson Engineers, Inc.	Bitterblue/ Two Creeks Phase III, Ltd.
10	JMS- 281 Commercial A	M.W. Cude Engineers, LLC.	JMS Family, Ltd. Partnership
11	Two Creeks Unit 7 PUD	Pape-Dawson Engineers, Inc.	Bitterblue/ Two Creeks Phase III, Ltd.
12	The Bluffs of Lost Creek Unit 5B	Pape-Dawson Engineers, Inc.	Centex Homes
13	Two Creeks Unit 9 PUD	Pape-Dawson Engineers, Inc.	Bitterblue/ Two Creeks Phase III, Ltd.
18	Campanas (Enclave)	Pape-Dawson Engineers, Inc.	Forestar Real Estate Group, Inc.
19	Campanas Phase 1 (Enclave)	Pape-Dawson Engineers, Inc.	Forestar Real Estate Group, Inc.
20	Willis Ranch (Enclave)	Pape-Dawson Engineers, Inc.	Bitterblue, Inc.
21	VKB Partners	Flores & Company, Inc.	Victor Patel
22	Westover Medical Park	Pape-Dawson Engineers, Inc.	Double Stone 307 Westover, LLC
23	Potranco Market	Pape-Dawson Engineers, Inc.	Herbert L. Levin
24	Potranco Market	Pape-Dawson Engineers, Inc.	Herbert L. Levin